

PLACENTIA NEWS-TIMES

NORTH COUNTY NEWS

THE ORANGE COUNTY
Register

THURSDAY, FEB. 25, 1993

NEWS FOCUS



Sam Gangwer/North County News

A field worker pauses to check his fingers while picking strawberries in one of the last fields in the city.

Bulldozing links to past

Farmland dwindles as city grows

By Pamela Krebs
North County News

Nestled among the homes, shopping centers and other symbols of modern society open land provides a link between the city's 41,259 residents and its agricultural roots.

While agriculture played an important role in the city's early days, only about 500 acres of farmland remains in the 6.6 square-mile city that covers 4,288 acres.

Dan Manassero, a Placentia native who has worked the land here for 15 years, leases farmland from the Kraemer family, who have been involved in Pla-

centia agriculture since the early 1900s.

The Kraemers lease about 30 acres to farmers who grow crops such as oranges, strawberries, corn and tomatoes.

Manassero, who specializes in strawberries, has made his living farming in the cities of Tustin, Yorba Linda, Irvine and now Placentia.

But while Orange County's climate is ripe for strawberry farmers, it's also one reason for its dwindling agricultural base.

The climate, he said, also

Please see **FARMS/11**

CRIME

Boxing match fight in bar turns deadly

By Marc S. Posner
North County News

An altercation sparked by an argument about a championship boxing match turned deadly Saturday night when a 26-year-old Fullerton man was fatally slashed in the neck.

Eduardo Javier Flores and several family members had gathered at the 301 Cafe, in the city's old town district, to watch four title fights televised live from Mexico on pay-per-view television.

They never anticipated a barroom argument would turn into a deadly fight.

But, according to police, at about 8:45 p.m., angry words were exchanged with

another group of patrons. Flores apparently headed to the back of the bar to use the restroom.

What happened next is not clear.

"It didn't happen in here," the bar's owner Maria Jimenez said in Spanish. "Everything happened outside. I didn't see anything."

She wasn't aware of the circumstances that led to the altercation and had told police all she could, she said.

Police give a different account.

"It was inside," police spokeswoman Corinne Loomis said.

The details are sketchy, but Flores ap-

Please see **FIGHT/6**

DEVELOPMENT

Owners try again to convert apartments into condominiums

By Pamela Krebs
North County News

Owners of a 22-unit apartment complex finally might be able to convert the units into condominiums.

Planning commissioners voted 4-0 to allow the owners of the Gables Apartments at 102-186 S. Van Buren St. to convert the complex to condominiums. Commissioner John Hanley was absent.

City Council members denied the conversion on Dec. 15 because they were concerned the conversion would displace several tenants who could not afford to buy their units. Council members still must approve the proposal.

The owners promise to address the council's concerns about displacing ten-

ants. For example, monthly payments for the condominiums will not exceed a tenant's current rent.

The owners also intend to make \$100,000 in improvements before the conversion takes place. Improvements will include converting carports to fully enclosed garages and making other repairs.

The conversion is to offset the complex's 18 percent vacancy rate and provide moderately priced housing for first-time homebuyers.

Phillip Schwartz, apartment spokesman, said that almost half of the tenants want to buy and that their mortgage payments would not exceed their monthly

Please see **COMPLEX/8**

STEPPING OUT

The place is jumpin':

Civic Light Opera's 'Ain't Misbehavin' jazzes up the Pacific Auditorium stage.

/19



SPORTS

Playoffs continue:

El Dorado's girls readying for quarterfinals after defeating Riverside Rubidoux /23

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Dealing with the IRS via computer can mean getting income tax sooner than filing by mail /17

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NEWS

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POLICE REPORT

MONDAY, FEB. 22

□ A red 1981 Nissan Maxima, license 1KSE752, was reported stolen from the 300 block of Walnut Street.

SUNDAY, FEB. 21

□ A stereo, tools and a Cobra citizen's band radio valued at \$1,008 were reported stolen from a Chevrolet Suburban parked in the 200 block of north Placentia Avenue.

FRIDAY, FEB. 19

□ A bicycle valued at \$180 was reported stolen from a garage from the 1700 block of Anderson Street.

□ A 35-mm camera was reported stolen from a car in the 100 block of south Main Street.

□ A white GMC Jimmy, license 2BOT750, was reported stolen from the 100 block of San Jose Lane.

□ The window of a vehicle was smashed and a leather briefcase valued at \$50 was reported stolen from a car parked in the 2300 block of Wabash Circle.

□ The wheels and tires were reported stolen from a silver 1988 Toyota parked in the 200 block of south Highland Avenue.

THURSDAY, FEB. 18

□ A camping trailer, license 1AS2374, was reported stolen from the 400 block of south Placentia Avenue.

□ A blue 1987 Oldsmobile was reported stolen from the 1300 block of Roxborough Drive.

□ A 1983 Oldsmobile Cutlass, license 1JC974, was reported stolen from the 500 block of Comanche Drive.

□ A 1979 Chevrolet pickup truck was reported stolen from the 400 block of Livingston Avenue.

□ A maroon 1989 Chevrolet passenger van, license 2PDT874, was reported stolen from the 1000 block of Magnolia Avenue.

WEDNESDAY, FEB. 17

□ Two diamond rings valued at \$15,000 were reported stolen Feb. 17 from a home in the 700 block of east Yorba Linda Boulevard.

TUESDAY, FEB. 16

□ A brown 1980 Toyota Celica, license 276YNG, was reported stolen from the 1000 block of Cypress.

□ Watches, papers and keys were reported stolen from a home in the 400 block of Lewis Place.

MONDAY, FEB. 15

□ A stereo and miscellaneous property were reported stolen from a red Toyota truck parked in the 1000 block of east Yorba Linda Boulevard.

□ A yellow 1978 Camaro, license 3AYC741, was reported stolen from the 500 block of Six Nations Avenue.

□ A red mountain bicycle was reported stolen from a residence in the 1900 block of Gilman Circle.

□ A stereo was reported stolen from a vehicle in the 300 block of south Placentia Avenue.

□ Paint valued at \$1,500 was reported stolen from a storage shed in the 1900 block of Nancita Circle.

□ The window of a vehicle was smashed and a stereo was reported stolen from the 800 block of west Chapman Avenue.

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GOVERNMENT

Council support Disneyland expansion plan

City expects its share of revenues

By Pamela Krebs
North County News

City Council members expect the proposed \$3 billion Disneyland expansion will create jobs for local residents and help merchants.

That's why council members voted unanimously last week to pass a resolution in support of the expansion.

According to Jack Slota, assistant city administrator, about 28,000 jobs will be created and billions of dollars will be added to the county's economy.

And Placentia officials expect the city to get its share.

"I think it will improve the general economic climate of the county and it will benefit our city," Slota said.

City officials expect tourists to frequent local hotels and restaurants.

"I believe this will help provide more jobs to people," Mayor Maria Moreno said.

The expansion would include a new Westcot Center theme park, three hotels and two parking garages that could hold 34,300 cars.

Disney officials have not made a final decision on whether to go ahead with the project.

Disney officials would like the

expanded park to open in 1998, but still have not pinpointed where \$1 billion for accompanying street and other improvements will come from.

Although employment and sales tax revenues are expected to improve, some council members expressed apprehension about the traffic generated on the county's already congested roads.

"I approved it with the understanding I will be watching it closely," Moreno said.

Moreno is concerned about the increase in people without health insurance overburdening surrounding health-care facilities, she said.

Overall, council members believe the benefits outweigh the losses.

"It's hard to say Orangethorpe is congested because of Disneyland," Councilman Michael Maertzweiler said.

"It's hard to measure any negative impacts at this point."

BUSINESS



Prospective customer Shelly Baker, left, looks into renting space from Crafters Cottage owner Wendy Rawley.

Stan Bird/North County News

Crafters have outlet

Facility allows vendors to sell merchandise

By Pamela Krebs
North County News

Wendy Rawley created a job for herself when her husband couldn't find one.

She is one of many people looking to turn homemade crafts into a money-making venture.

But Rawley took it a step farther and opened Crafters Cottage, an outlet for crafters who make all kinds of homemade merchandise.

Located in the Village Plaza facing Yorba Linda Boulevard, crafters will sell their wares in more than 160 booths year-round. Usually homemade gifts only can be purchased during the holidays.

The concept is so popular, she said, that crafters formed a sign-up line starting at 3 a.m. Feb. 13 just to get a booth. The store

is expected to open in mid-March.

"The response has been amazing," Rawley said.

Unlike weekend craft shows, crafters don't need to be present. Their merchandise is sold as it would be in another store and each gift is marked with the booth number and vendor identification.

Customers collect merchandise and bring it to a checkout stand where the vendor is credited. The store receives 5 percent from each sale.

Crafters also don't need a business license to sell their wares in Rawley's store. They pay \$50 to \$400 a month to rent space in the store depending on the size of the booth.

Vendors at weekend craft shows are re-



M. Loren Hernandez/North County News
Customer Laurie Brinkman peers into Cottage Crafts, a new store which rents space to craft makers, before the store opens.

Please see CRAFTERS/6

SHOOTING

Investigation continues in man's death

Wife is released after DA declines to file charges

By Marc S. Posner
North County News

Police are continuing their investigation into the fatal shooting of a bar owner after an apparent domestic dispute with his wife in their Alta Vista-area home.

Meanwhile, Marilyn Hagen was released from Orange County Women's Jail after the District Attorney's office declined to file charges. Police will have to provide more evidence if Hagen is to be charged with the murder of her 63-year-old husband, Jack Hagen.

Too many questions remain unanswered to determine if a valid case against Marilyn Hagen exists, Orange County Deputy District Attorney Ron Cafferty said.

"It's not like we've got everything and we've said it's not a fileable case," he said. "That doesn't mean it won't be in the future. It doesn't mean it will be."

Late last week, the case was "somewhat in limbo," Placentia police spokeswoman Corinne Loomis said.

The fate of the case depends on the results of technical investigations, including toxicology, forensic and ballistic results. Police investigators did not have autopsy results.

Determining exactly what happened has been elusive because there were no witnesses in the home and Marilyn Hagen is not discussing events with police, Loomis said.

"When you only have two people involved, and none of them are speaking, you have to piece things together," she said.

At about 9:30 p.m. Feb. 17, Marilyn Hagen told a 911 dispatcher that her husband was trying to hit her with a gun. In the course of that conversation it was learned that Jack Hagen had suffered multiple gunshot wounds, police said.

Five .22-caliber bullet wounds — four in the chest and one in the jaw — killed Jack Hagen. A sixth lodged in the wall of the couple's Brunswick Avenue home. Marilyn Hagen had a bruise on her forehead.

Police said the couple had been married for two years and apparently had 10 adult children from previous marriages. All lived on their own.

Interviews with family members, friends and coworkers yielded differing stories, police said.

Friends described Jack Edward Hagen, owner of TJ's Locker Room, a popular neighborhood bar and pool hall on Yorba Linda Boulevard, as a jovial bear of a man who was generous and attentive to his wife.

Please see SHOOTING/8

OBITUARY

Descendant of settlers dies

By Barbara Giasone
North County News

Edith Lang Duncan, 92, whose parents Edmund and Ruth Lang were early Placentia settlers, died Feb. 5 in Menlo Park. She had been an Alzheimer's patient since spring 1990.

Duncan's father was a prominent orchardist on Placentia Avenue. Her girlhood bedroom furniture from the family's home is on display at the George Key Ranch museum and park.

Harold Lang, a brother who died in 1988, owned and operated citrus groves and was involved in the agricultural chemical business in Fullerton for many years.

Duncan lived on the Stanford campus for 57 years after the 1931 death of her husband, an assistant professor of electrical engineering. Many generations of Stanford women roomed at her home, and for 28 years she worked in the Palo Alto school system.

She entered Stanford in 1920.

Please see DUNCAN/8

Losing weight reduces risks

Losing weight can help reduce major health risks such as hypertension, cardiovascular disease and many forms of cancer. In addition, obtaining a healthy body weight increases self-esteem and improves daily energy levels. Therefore, a weight loss program is a positive program.

The B & B diet cookies/cakes program works well. Jack Myers, owner of B and B Pharmacy in Yorba Linda, has lost 30 pounds in three months, simultaneously experiencing a 40 point drop in his cholesterol level (through the cookie diet and moderate exercise).

He reports customers are losing four to ten pounds in the first week and two to three pounds a week thereafter.

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Myers says the B & B program is a good way to help people be their healthiest selves.

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OBITUARIES

Jack E. Hagen, 63, of Placentia, a bar owner, died Feb. 16. Graveside services held at Memory Garden Memorial Park Mortuary, Brea.

Survived by his sons, Michael, Mitchell, Glen, Brian, Bruce and John; daughter, Wendy Pfeiffer; brother, Duane; sisters, Betty Milburn and Loretta Limes; and 11 grandchildren.

Hazel Iola Hall, 84, a Placentia homemaker, died Feb. 16. Graveside services held at Memory Gar-

den Memorial Park, Brea.

Survived by her son, Nicholas, of Placentia, and three grandchildren.

Steven Stricker, 44, of Placentia, a Realtor, died Feb. 16. Services held at Messiah Lutheran Church, Yorba Linda. Private burial. Arrangements by Neels Brea Mortuary, Brea.

Survived by his parents, Reuben and Gay, of Placentia, and sister, Patricia Fromme of Temple City.

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LILLIAN LOUISE JAKWERTH - Of Brea, died Feb. 15, 1993. Services held Feb. 18 at St. Andrews Episcopal Church. Survived by husband, Ralph; daughters, Mary Schordock & Gayle Clark; son, Carl Stearn; brothers, Thomas, Robert, Edward & John Monde; sisters, Rosemary Dillinger, Margaret Thome & Dorothy Tymoc; 6 grandchildren & 2 great grandchildren.

STEVEN STRICKER - Of Placentia, died Feb. 16, 1993. Services held Feb. 19 at Messiah Lutheran Church, Yorba Linda. Survived by parents, Reuben & Gay Stricker; and sister, Patricia Fromme.

ERIC LOWERY - Of Fullerton, died Feb. 17, 1993. Graveside services held February 22. Survived by mother, Lucille; and brothers, Robert & Douglas.

"BILLIE" KELLEY ELMINA - Of Brea, died Feb. 17, 1993. Service held Feb. 22 at Neels. Survived by daughters, Annalyn Kelley & Pam McCarthy; son, Steven; and 1 grandson.

JOHN M. THOMPSON - Of Fullerton, died Feb. 19, 1993. Service held Feb. 23 at St. Philip Church. Survived by wife, Katherine; daughter, Virginia Orler; sons, George & Douglas; stepchildren, Larry Menser, Thomas Menser, James Kirshner & Catherine Carlson; and three grandchildren.

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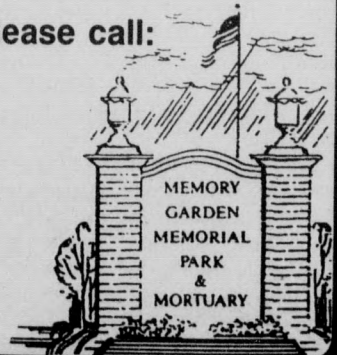
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GOVERNMENT

Reroofing policy is reviewed

By Pamela Krebs
North County News

City officials are re-examining the city's reroofing policy after residents of a townhouse complex questioned the policy's safety at a study session last Tuesday.

Some Broadmoor townhouse complex residents want to ban wood shakes. Current city policy allows residents to reroof with the same material.

The townhouse complex has wood shakes but some residents want fire-retardant roofing installed as individual units are reroofed. A townhouse policy, however, dictates that all roofs must be the same.

Although wood shakes are prohibited on new homes, most houses in Placentia have wood shakes. And most houses built in the 1970s and 1980s have wood shakes, City Administrator Bob D'Amato said.

Since 1982, wood shakes have been prohibited for new construction. New houses must be roofed with a fire retardant material such as tile, asphalt shingles, or metal or perlite tile.

Built 19 years ago, the roofs of the townhouse complex on Palm and Rose drives are comprised of 70 percent wood shake and 30 percent tar and rock.

Earlier this month, a group of Broadmoor residents asked City Council members to change the reroofing policy. Some homeowners fear the wood shake roofs would allow a fire to spread to the entire complex and they want fire-retardant roofs installed as units are reroofed.

But members of the complex's architectural committee are adamant about maintaining the uniformity of the roofs.

"We feel very passionately the roofs must look alike," Eleanore Fritzler-Rankin, architectural committee member.

The city doesn't have the authority to enforce more stringent requirements than the homeowner's association.

"A homeowner's association can be more restrictive than the city but can't be less restrictive," Development Services Director Joyce Rosenthal said.

Several residents feel they are being denied the right to make the choice to upgrade their roofs to a fire-retardant material.

"The people have no choice," said resident Edith McCullough.


The Orange County Fire Department will examine the area to see if there's a fire hazard, Rosenthal said.

After the inspection, the issue will go before the council.

Wagner School PTA meeting scheduled

The Charles Wagner School PTA meeting will be at 7 p.m. today at the school, 717 E. Yorba Linda Blvd., Placentia.

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FIGHT:

FROM 1

parently was followed to the back of the bar by his attacker. Angry words escalated into an altercation. It culminated with the assailant striking Flores in the neck with an unknown object, severing an artery, police said.

It was then Flores staggered out a side door near the restrooms, Loomis said.

A short time later Flores was pronounced dead at Placentia Linda Community Hospital. The unknown assailant was gone.

Inside, no one — including some 50 patrons — seemed to know what happened.

The bars patron's provided police with few other details. No arrests were made, and police had no suspects, Sgt. Jay Fricke said.

The investigation was continuing, though the likelihood of an arrest was slim without a witness coming forward, Loomis said.

Loomis asked that anyone with information regarding Flores' death call the department at 993-8164 or the 24-hour, anonymous tip line at 993-8226.

The incident was the second dispute-turned-fatality in a week in the city, equaling the city's homicide total for last year, Loomis said.

On Feb. 16, a local bar owner was shot to death during an apparent domestic dispute at his home in the Alta Vista area.

CRAFTERS

FROM 3

quired to get business licenses and pay \$150 per weekend for space.

And, if the crafters have a bad month, they can earn extra money by working as a clerk in the store.

Some of the merchandise includes porcelain dolls, hand-sewn children's clothing, ceramics, Southwest home furnishings, hand-made quilts, wooden country cutouts, antiques and collectables.

Homemade gifts are more desirable because of the quality and originality, she said.

Susan Sawall of Redondo Beach has been making hand-painted children's clothing for four years. She sells her goods at Knott's Berry Farm and other locations.

Working at home gives her the opportunity to be with her children while earning a second income, she said.

"I like not having to be there and still be able to sell my crafts," Sawall said.

Ambitious crafters can earn up to \$50,000 a year, she said.

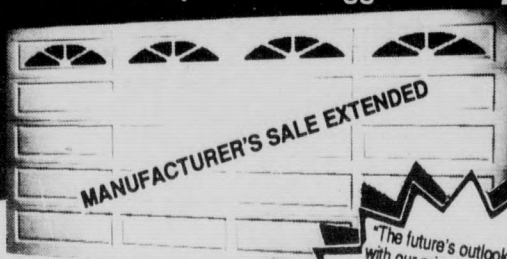
Willie Mainwall of Fullerton has been in the craft business for about 20 years. She started when her daughter became ill and she and her family have been doing it ever since.

Mainwall makes stuffed animals, wood crafts, flower arrangements and Southwest decorations.

"We do it for relaxation," she said.

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EDUCATION

School will get running track

By Bruce Bailey
North County News

A running track at Yorba Linda Middle School came one step closer to reality Tuesday.

Placentia Yorba Linda Unified School District trustees unanimously approved hiring a landscape architect to design the track for a fee not to exceed \$2,500. The money comes from a special reserve fund.

Kim Stallings, assistant superintendent of administrative services, expects the fee to be lower. And the city of Yorba Linda will pay half the costs.

The city also will pay half the

\$80,000 cost of building the track.

A track has been on the city's and district's back burner for some time, Stallings said. And now with renewed interest and support from the City Council, the project is moving again.

Stallings couldn't say when the track will be ready but the next steps include the final design stage and bidding for a contractor.

On another issue, Superintendent James Fleming said the rising crime rate in society necessitates a rise in crime prevention measures in the district.

Campus safety is, "a very high priority," Fleming said.

Enlisting parents' support for

tightened security on campuses and a strong anti-graffiti program are two recommendations on the horizon, Fleming said.

In other action, board members: ■ Unanimously approved a fee not to exceed \$13,500 for a landscape architect to convert Valencia High School's defunct Agriculture Farm into an athletic field. Stallings said the additional field eases the overuse of Bradford Stadium. The conversion, estimated to cost from \$75,000 to \$90,000, includes a soccer field and a couple softball fields; and

■ Unanimously approved moving its meeting times to 7 p.m. from 7:30 p.m.

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March 6 **Sibling Class**
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March 18 **Maternity Tea**
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March 22, 29 **Infant CPR**
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March 3, 17 **Senior Citizens Buffet**
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March 11 **Cardiac Lecture**
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March 13 **Community CPR**
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March 16 **Diabetes Support Group**
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SHOOTING

FROM 3

His daughter, Wendy Pfeiffer, 35, of Yorba Linda disputed the couple's outward appearance of happiness. She said she told police that Marilyn Hagen previously had threatened her father with a gun and that her stepmother also had wide mood swings.

"One minute she'd be happy and you'd turn around and she'd be mad," Pfeiffer said. "Even he wasn't able to keep her happy."

But Marilyn Hagen's friends told a different story — one of a battered wife.

"I saw her with black eyes and bruises and one time I saw her husband squeeze her hand so tight her rings nearly cut into her skin and left red marks for hours," Sandra Boyd said. "It was not a healthy situation."

Neighbors rarely saw the Hagens. None knew them well.

"When you boil it all down, you've still only reduced it to the spin put on it by each side," Loomis said.

Jack Hagen's death was probably the department's highest priority investigation, but there was no deadline to have it completed since his wife already had been released from jail, Loomis said.

Although detectives' crime-scene interview with Marilyn Hagen led to her arrest, it was unclear if the investigation could provide sufficient evidence to support prosecution, both Loomis and Cafferty said.

Orange County Register staff writers Donna Davis and Tony Saavedra contributed to this report.

COMPLEX

FROM 1

rents.

The remaining five to six tenants would be relocated, he said. Tenants who choose to move and have lived at the complex for one year will be paid the difference if their new monthly rents exceeds what they are currently paying for one year.

Built in 1989, the complex has six buildings located on 64,880 square-foot area.

DUNCAN

FROM 4

making her first northbound trip from Long Beach to San Francisco on a coastal steamship.

Survivors include Clarence Lang, 82, of Blue Jay who served as an orchardist and teacher, daughter Meredith Whitaker of Palo Alto, four grandchildren and one great-grandchild.

Contributions in Duncan's name may be sent to the Sempervirens Fund, Drawer BE, Los Altos, CA, 94023 or to Memorial Gifts, Stanford University, Stanford, CA, 94305.

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Viewpoints

NORTH COUNTY NEWS
NCN
A FREEDOM NEWSPAPER

Rick Beaty, publisher
Don Clever, editorial
and commentary director
Jannlee Watson, executive editor

IN OUR OPINION

OTHERS' OPINIONS

Your letters are welcome, but please sign them

A number of letters for publication have been received by North County News since the start of the new year. Many of these letters were well-written and offered viewpoints that would have been of interest to our readers. Unfortunately we could not publish the letters.

Most were anonymous, lacking any clue to the identity of the writer. Some were signed, but asked us not to publish the identity of the author. We do phone the folks asking for anonymity (when telephone numbers are included with the letter) and explain our policy for Viewpoint page letters. Some relent, allowing us to publish their names. Others don't. As for unsigned letters. Well, we can do nothing more than hold them for a short time before dumping them into the circular file. In most cases that makes us unhappy. We cherish your letters.

In late January, we chatted with one letter writer who requested anonymity. She objected that she had to sign her "piece" ... when "you guys don't have to sign your editorial pieces." We explained the differences in the "pieces" we publish on the Viewpoints pages. After listening to our "pitch," she said, "Return my letter, there are other fish (newspapers) in the sea."

For our readers who are not

aware of the differences in editorials, columns and letters appearing regularly on this page we offer the following:

Editorials are the opinion of the newspaper's owners and publisher. They are written by the staff of the Viewpoints pages and are reviewed by a four-member editorial board before publication. They are not signed because they express the position of the newspaper as an institution. However, our names are published on the page, in general.

Columns are the personal opinion of the writer whose by-line appears with it.

Letters are written by readers of the newspaper. They are short expressions of opinion and often more personal than columns.

As personal expressions of opinion, letters submitted for publication by the North County News must be signed and include the author's name typed or printed legibly, and include the author's address and telephone number. Addresses and telephone numbers will not be published, but they do give us the opportunity to verify, when necessary, the authenticity of the letter. The rules for submitting letters are printed regularly on the op-ed pages.

We ask that letters be kept short — and to the point.



CLEVER'S ENDEAVORS

ZONING

Building codes don't assure hillside stability

By Don J. Clever
Editorial and commentary director

Some north Orange County hillside and hilltop residents, hard hit by torrential rains since the first of the year, are facing devastating losses as the hills beneath their homes are eroding and sinking.

But, wait! How could this happen. Weren't local city zoning and building codes supposed to protect citizens from unscrupulous developers who public officials believe would otherwise build homes on unstable grounds.

Despite what politicians preach when defending their favored zoning codes, citizens are not necessarily protected by these codes. All that's really assured through these development rules, is that the city will get the last word in all development proposals.

Indeed, city government codes are the last word on what can be developed, how it can be developed and where it can be developed. To safeguard it command of all development, government sends out its agents to inspect each phase of every development project within

their spheres of influence. These agents are called building inspectors. They inspect everything, from electrical and plumbing to the concrete slabs and, yes, even the grading of the hills on which new homes are being built.

Since these inspections are done for the so-called safety and quality of construction citizens reasonably believe they are protected from bad construction — leaking roofs, inept electrical work and all that. And, yes, homeowners in the hills

Please see ZONING/8

ISSUES/ANSWERS

SMOKING BAN

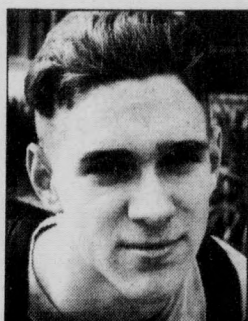
The State of California wants to make all school campuses smoke free by 1996. That means teachers won't be allowed to smoke anywhere on campus.

QUESTION: Should teachers be prohibited from smoking anywhere on campus?

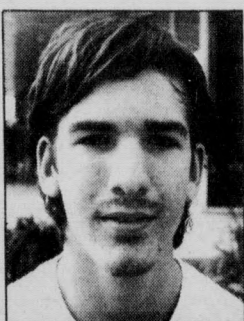
Asked at El Dorado High School.



David Alberson, 15, student
"We don't know if they smoke anyway. They probably do it in a teachers' lounge. But no, probably not."



Jud Gentner, 15, student
"They should be prohibited. If students can't smoke neither should teachers."



Jason Warren, 15, student
"They should be allowed to smoke. They can get really upset if they don't get their cigarette, and they take it out on us."



David Metcalf, 14, student
"In light of the negative influence it would have on students and the dangers of second-hand smoke, I think it should be prohibited."



Heather Arbuckle, 15, student
"They should be able to smoke if they want to. It's their right. If they want to go to the lounge, they should be allowed to."



Aaron Yackey, 16, student
"Why not? It's a free country. They should be permitted to smoke in designated areas."

FARMS: Agricultural land in city continues to dwindle

FROM 1

makes the county a desirable place to live.

While Manassero believes farmland will all but disappear from Placentia within 10 years, he continues to go about his business — selling the strawberries he grows at two local produce stands.

Manassero said customers can't buy strawberries of the quality he sells at his stands. Those in the stores are picked before they're ripe to ensure a shelf life.

During the prime picking season, Manassero and his brother Rick employ up to 100 workers, half of whom live in Placentia, he said.

But all of that soon will be lost.

"They call it progress I guess," Manassero said. "Apart from the aesthetic value, I'm sure people will miss us when we're gone."

His 67-year-old father, Steve Manassero, grew mostly strawberries in Placentia for more than 35 years. He retired when much of the land he was leasing was sold to developers.

As property values continue to increase, setting aside land for farming no longer will be viable — even though strawberries are the second largest income producing crop in Orange County, he said.

Mannassero opposes developing the remaining farmland, recalling the 1940s and '50s, when Placentia still had green pastures and a small population.

"It probably was the greatest place to live," Manassero said.

Even though the land devoted to farming is dwindling, Placentia's parks and agricultural areas gives the city more open space than most Orange County cities, said Christopher Becker, senior planner.

The city's 13 parks comprise 95 acres, about 4 acres per 1,000 residents. Most cities only have 2 acres of park land per 1,000 residents, he said.

But for some, farmland has its attractions.

"They call it progress I guess. Apart from the aesthetic value, I'm sure people will miss us when we're gone."

Dan Manassero
Strawberry farmer

Councilman Norm Eckenrode said he moved to Placentia because the farms created a small-town atmosphere.

Since Orange County was heavily agricultural, Eckenrode said maintaining working farms in the city provides a living link to the city's past.

"It's important we try to maintain and preserve the orange groves in the future so we tell the children this is what it used to look like.

"We have to have some type of balance to be able to have the best of both worlds," Eckenrode said.

But, Councilman Michael Maertzweiler views the development of farmland as progress.

"Sometime we need to look and see how it should be developed."

One reason Maertzweiler cites for future development is to increase property tax revenues.

But given the recession, he said, it's better to wait and have productive land than have empty buildings.

According to city documents, Placentia can trace its agrarian roots to the late 1800s. Pioneers settled in Placentia seeking fortunes in farming and oil. The good climate and soil suited citrus, walnut, avocado and grape crops.

Commercial wealth was brought to Placentia when Richard Gilman planted European Valencia orange seedlings.

At one time, Placentia had two citrus packing houses and was considered one of leading citrus packers in Southern California.

that something won't go wrong. And that's what these codes seem to convey to citizens of a community.

The codes also add a dimension to litigation proceedings when something goes awry. Since city agents "buy off" construction and site preparation according to the city codes, municipal governments often become defendants in lawsuits filed for shoddy workmanship — or for allowing construction on hillsides that eventually turn out to be unstable. The taxpayers end up being the real losers when this happens.

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Letters to the editor

The North County News welcomes opinions from our readers. Letters should be typewritten and double spaced (or legibly printed), and not exceed more than one page in length. Submissions must be signed and include an address and telephone number for verification. Only the writer's name and city will be published. Letters will be edited for length, grammar and clarity. Submissions which are libelous or in poor taste will not be published.

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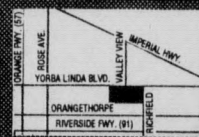
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ZONING: No assurance

FROM 8

have a certain reasonable expectation that the hillsides are safe. Didn't government inspectors say so when they approved grading work and geological surveys?

No government agent is a miracle worker. They can't see into the future to visualize what might be. They can only approve work that is to city code and hope for the best. I do not deny that city construction codes do offer a double check on the safety and quality of development. At the same time, though, the codes are no guarantee

Neighbors

PEOPLE



APRIL OTTAVIAN

Residents try hand at forecasting

Wednesday night and it's, as the saying goes, "dry as a bone" outside. The weather forecasters predictions for rain are beginning to sound like the nursery rhyme of Chicken Little: It's going to rain, it's going to rain la, la. The sky is falling, the sky is falling. Having had enough of their weather fable, I decided to ask local Placentians why they thought it wasn't raining yet.

Over at Rembrandts Restaurant to the Valentine's chamber mixer. (OK, it's a couple of days late, but **Bernie Gordon** is a sweetheart in my book!) **Vicky Ritchie** said that she hoped the rain just decided to go by us as it was such a beautiful day. **Dave Musgrove** sounding like an actor from Camelot said, "I gave instructions that because of the mixer, it wasn't supposed to rain." Birthday gal **Jodi Stout-Ward's** succinct answer: "Because the top is down on the Cadillac," seemed to be a good reason. **Marlene Montooth** from the American Business Women's Association thought that because so many people wished it wouldn't rain, it didn't. I loved **Earl Pitts'** "Because the weather man said it would rain, it didn't" answer and across the table **Chuck Sweitzer** said it's raining because the drought is over and future weather forecaster **LeAnne Pitts** said it wasn't raining because there were no clouds in the sky!

Chamber president, **Al Shkoler**, introduced Rembrandts' owner and host **Bernie Gordon** who has owned the much-favored Placentia haunt since 1969, and as he thanked all for attending, locals sampled an always A-plus Rembrandts feast. Everyone thought **Doug Daniel** who won the 50/50 should take his ever-

Please see APRIL/14

EDUCATION

CLASSICAL CLASS

Students get historical music lesson thanks to docents

By Barbara Giasone
North County News

Sixth-grader Marquis Johnson squeezed into the landowner's coat, adjusted the lace cuffs and clasped Jonalyn Delacruz's delicate hand.

Lifting her pink satin gown to expose Reeboks, Jonalyn followed her partner's lead to a Mozart minuet.

Classmates, more in tune with rock 'n' rap, giggled as the pair demonstrated courtly manners across the classroom floor. But later, most of Michael Fredstrom's students at Tynes Elementary School in Placentia agreed small doses of classical music were relaxing and laden with important history.

The school is one of 14 in the Placentia Yorba Linda Unified District to schedule "History of Music" presentations through Las Canciones, a women's committee of the Orange County Philharmonic Society. In its 11th year of providing music outreach programs, the group will reach more than 1,100 sixth-graders this year alone.

Pat Nelson, a former elementary schoolteacher and one of six Las Canciones docents, last week brought one of nine historical packets to Fredstrom's class. In 40 minutes, she covered the classical music of Haydn, Mozart and Beethoven with tapes, storyboards and costumes.

Additional kits covering musical history from primitive times to the 20th century are designed to show relationships between environment, technology, art, music, architecture and social mores. Shows are self-contained presentations for fifth- and sixth-graders.

Musically literate, most of Fredstrom's students recognized polyphony as a word meaning more than one sound. And they understood Nelson's descriptions of Marie Antoinette and Louis XV's complicated lives, embellished with glorification of their lifestyle rather than of God.

"People over here in the colonies wanted things a lot simpler in those times," piped up student Adam Reddel, who later explained he plays four musical instruments.

The students listened to music



Barbara Giasone/North County News

Digging Isaac Garza's downbeat in his portrayal of Franz Joseph Haydn, Las Canciones docent Pat Nelson prepares the sixth-grade Tynes Elementary School student for a burst of sound. The Orange County Philharmonic Society women's groups bring music education into the classrooms throughout Orange County.

written for small chamber groups. Reddel told the class the string quartet had four instruments: two violins, viola and cello.

Switching to Franz Joseph Haydn, Nelson explained the Austrian composer changed music to stir audiences plagued by late-night suppers.

"When Haydn arrived on the scene, the symphony had four parts," Nelson told the students. "Most concertgoers were so full from their dinners, they would often snooze through the second movement."

With a new approach to arouse his audience, Haydn injected "giant chords, bursts of music."

To simulate the situation, Nel-

"When Haydn arrived on the scene, the symphony had four parts. Most concertgoers were so full from their dinners, they would often snooze through the second movement."

Pat Nelson

Las Canciones docent

son clicked on a tape, fitted Isaac Garcia in classical tails, handed him a baton and instructed the student to conduct a rousing overture.

The class snickered as the arm-syncing conductor flitted from giggles to frowns.

In a final demonstration of classical fever, Paul Piane slipped on a 17th century coat, lifted the baton and re-enacted the grouchy attitude of Ludwig van Beethoven.

"I'd like to know more about that composer," said Esperanza Luna while her friend Patricia Hernandez said she found the classical lesson relaxing.

Chris Chung, who plays the clarinet, told his friends more young people should be listening to classical rather than heavy metal.

Jason Abner and Jesus Diaz agreed the historical portions of the program were intriguing. "It would be pretty hard to take a king for a ruler," Abner added.

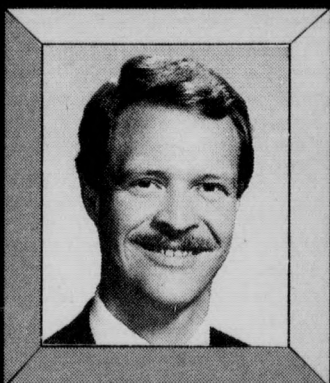
While Lizet Pineda said she wouldn't buy classical recordings, she planned to research Beethoven's irreverent lifestyle.

"I liked the skits the best," said David Malloy. "I used to take piano and I'm familiar with Mozart and those fast-moving pieces. But I think I prefer to rock with Bach."

Packing her teaching tools after the performance, Nelson be-moaned budget cuts which are gradually forcing music from the classroom curriculum.

"I'll never forget the story of the young boy who visited our Music Mobile with his third-grade class," Nelson said. "He went home and told his mother he believed in love at first sight adding, 'I met a cello today and I think I fell in love.'"

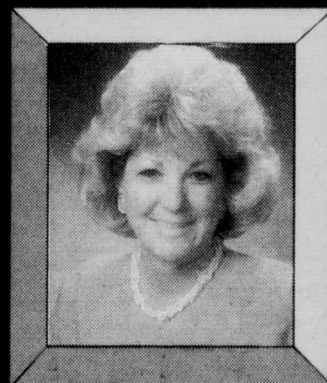
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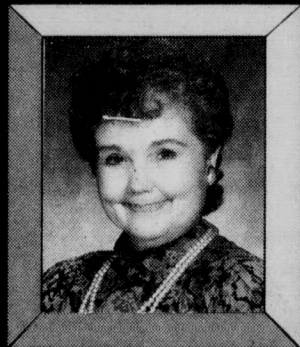
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Sue Kint
Leading Edge
Fullerton



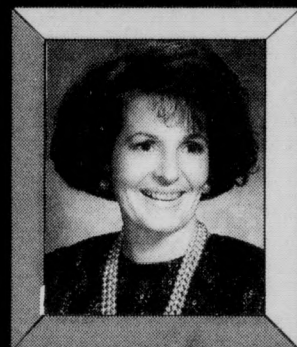
Donna LaTour
Leading Edge
Yorba Linda



Fran Reid
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Debra Ogle
Leading Edge
Yorba Linda



Carole Vallance
Leading Edge
Yorba Linda



Robert Bendat
Multi-Million, Fullerton



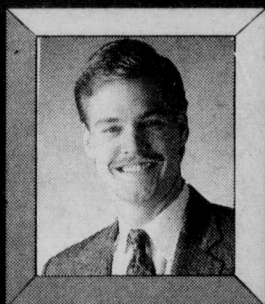
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Elaine Euscher
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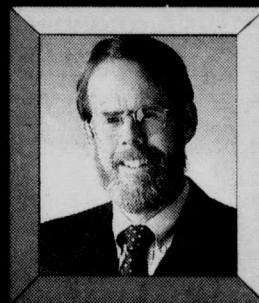
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Multi-Million, Yorba Linda



Jacquie Robinson
Multi-Million, Yorba Linda



Joan Ross
Multi-Million, Fullerton



James Thomsen
Multi-Million, Yorba Linda



Sylvia Schmidt
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Fullerton, 100 W. Valencia Mesa, 879-8182

Yorba Linda, 18180 E. Yorba Linda Blvd, 996-5400

APRIL:

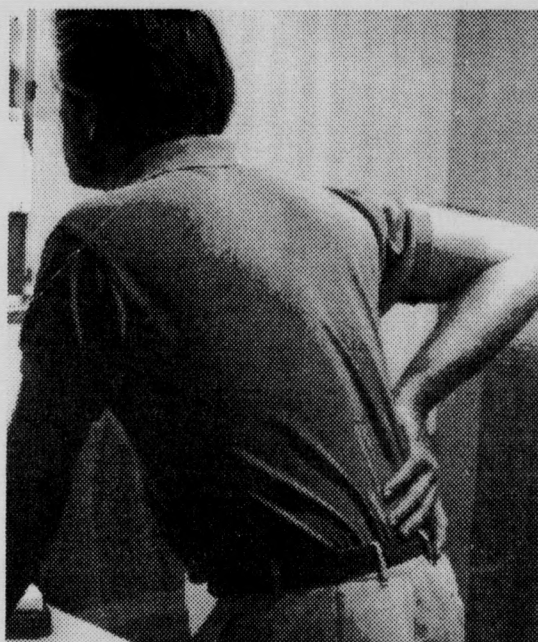
FROM 12

lovely wife, Jackie, out to dinner (hint, hint Rembrandts!). Paul Kraemer was spotted chatting with Rosie Pound and Susan Whipple, Jerry Shepherd made sure this columnist didn't faint from hunger. Ah, what a gentleman. Miss Placentia Jill Connelly drew door prize winners names Doyle and Shirley Bouse. They will be taking their door prize winnings, a super toy truck donated by G.R. Hodges, to their grandson on his fifth birthday in April. Harold Schafer's name was drawn for a huge floral arrangement. Also enjoying the evening were Betty Katkus, Mary Bette, Barbara Smith, Bob Ward, his always fun St. Patrick's soiree is coming is coming March 17, Dixie and Gordon Shaw, Darlene Schafer, Donna O'Dell, Arlette Leon, Bob D'Amato, Captain Thorman, Gloria Shkoler, Frances Vesper, Jeri Hodges, Miss Placentia Court ladies Melissa Parker and Kim Dodds, Mary and Lee Caster, Peggy Dinsmore and Doris Lindsey.

Oops: Las Canciones Fashion Notes benefit fashion show and brunch will be March 13, not March 3 as reported in last week's column. Fashions to be provided by Carla Nordstrom's Dress Party

featuring famous labels all under \$39 (up to 70 percent off department store prices). Su Johnson, Las Canciones prez, invites everyone to this very fun afternoon event but reminds us reservations are limited, so please call 693-786 right away.

What do Louie Vargas, Dick Chernaiss, Bill Waterworth, Richard Par-ton, Rosalind Robinson, Sigma Nu members, Ira Neuman, Dave Baughman, Pastor Rick Salcedo and Eddie Gage have in common? They are a few of the hundreds of volunteers who were recognized at a recent City Council meeting for their contributions in so many avenues that result in the betterment of our community and the lives of those who live in Placentia. Each person richly deserves a hug and a pat on the back! What a nice place to live where so many care enough to give of themselves. As Councilman Mike Maertzweiler said, "The volunteers exemplify the city motto, 'The people are the city.'" If you would like to join this illustrious group, why not drop by the VIP Volunteer Fair Saturday (come rain or shine, this one will come off!).



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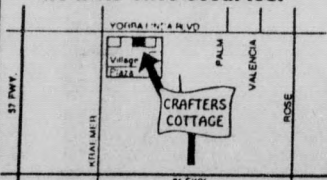
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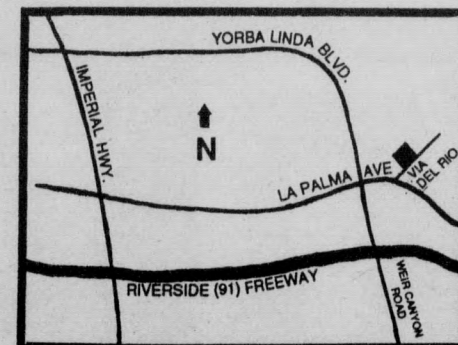
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AROUND TOWN

Founder's Society sponsors concert

The Placentia Founders Society's chamber music concert series continues on Sunday at 3 p.m. with a performance by the Linda Owen String Trio at the Bradford House in Bradford Park, 136 Palm Circle.

The public is invited and seating is limited. Admission is free but contributions to help defray the cost of the concerts are welcomed. For information, call 993-2470.

Volunteer fair set for Saturday

The Placentia Community Service Organization Network and the

Placentia Library will co-sponsor a volunteer fair from 10 a.m. to 1 p.m. Feb. 27 at the library, 411 E. Chapman Ave., Placentia.

Representatives from agencies and organizations serving Placentia will answer questions about volunteer positions.

For information, call 630-3871.

Thespian Troupe 199 to be honored May 2

There will be a celebration honoring the 25th anniversary of Thespian Troupe 199 at El Dorado High School May 2.

For information, call 993-5350.

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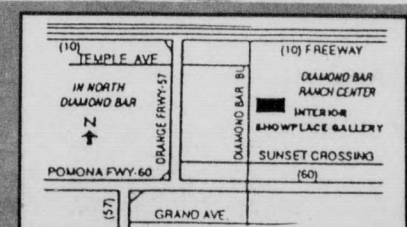
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MILESTONES

BIRTHS

Birth information supplied by area hospitals.

□ **Rehfield**, Carol and Michael, a boy, Jan. 15, Placentia-Linda Community Hospital.

□ **Saliby**, Marilyn and George, a boy, Jan. 19, St. Jude Medical Center.

□ **Watson**, Judy and **Dickerson**, James,

a boy, Jan. 28, St. Jude Medical Center.

□ **Murphy**, Tiffany and **Eatherton**, John, a boy, Jan. 30, Western Medical Center.

MARRIAGE LICENSES

Marriage information taken from public records.

□ **Mejia**, Andres Jr., 28, management trainee, food industry, Anaheim Hills, and **Gardner**, Dana Renee, 22, pharmacy assistant, Placentia. Filed: Jan. 20.

□ **Renk**, Dennis Douglas, 55, engineering management, defense, Placentia, and **Parton**, Victoria Lynn Crigler, 45, office management, advertising/public relations, Placentia. Filed: Jan. 15.

□ **Orozco**, Kenneth Dean, 31, painter, furniture industry, Placentia, and **Carbajal Rubiano**, Dora Alicia, 29, seamstress, shoe manufacture, Placentia. Filed: Jan. 11.

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* fyi: Money/personal finance

Money tips

Tax form help

Volunteers who can navigate their way through long forms, short forms and all other obstacles that come with filling out an income tax form can contact Eloisa Espinoza, administrator of the Maple Senior Multi-Service Center in Fullerton.

The center is offering free income tax form preparation assistance for low-income residents from 6:30 p.m. to 9 p.m. Thursdays through April 15 at 701 S. Lemon St. in Fullerton.

Those wishing to volunteer can call Espinoza at (714) 738-3125.

Poster contest

In celebration of National Credit Education Week in April, the National Foundation for Consumer Credit and GE Capital Corp. are sponsoring a poster contest for high school students.

This year's theme, "Good Credit-Unlimited Opportunities," centers on the importance of using credit appropriately.

Top prize is a \$100 savings bond and a trip for two to Washington D.C. during National Credit Education Week, April 18 to 24.

For information on the March 25 deadline, call the Education Department of Consumer Credit Counseling Service of Orange County at (714) 544-8880, Ext. 122.

Raising funds

The Volunteer Center of Greater Orange County will sponsor "Prospect Research," designed for individuals interested or now involved in raising funds for nonprofit organizations.

The seminar will be held March 10 from 9 a.m. to noon at Volunteer Center, 1000 E. Santa Ana Blvd., fourth floor, Santa Ana. The fee is \$35.

Beth Schmoeller, director of development for the Doheny Eye Institute, will teach participants how to identify new prospects and develop a plan for turning those prospects into donors. Topics include: tools and techniques for researching corporations and foundations, the less-commonly used resources, and skills in selecting and using appropriate board members.

INCOME TAX

FAST FILING

Dealing with the IRS via computer can mean happy and quick returns

Story by Barbara Giasone
North County News

Illustration by Newman Huh
The Orange County Register

Reembolso rapido. Rapid refunds. No matter what language, signposts throughout north Orange County are catching the eyes of taxpayers searching for ways to cash in on quick returns.

The revolution in fast refunds is linked to electronic tax filing. The Internal Revenue Service reports a 64 percent increase in the number of income tax returns filed electronically last year over the previous year: from 7 million to 11 million.

"No doubt about it, there's a shorter processing time and a higher accuracy rate," reported La Habra certified public accountant Francis Rickard, who has prepared returns for 52 years. "And if clients meet certain time frames, they will get their money back quicker."

Thumbing through a 5-inch stack of "Wave of the Future" electronic filing instructions, Rickard conceded he turns the initial work over to a computerized tax provider.

Next, the completed forms are read, word by word, over the phone to an electronic filing center in Ogden, Utah, one of five in the nation. Average costs, he said, are \$10 for the phone call and \$10 for the center to process the return.

In its eight years of operation, the electronic filing process has encountered a few glitches. Rickard remembered a few years ago when rules indicated refunds could be paid directly to a bank. If the taxpayer had good credit, the bank would lend money and charge \$50 to \$100 to process the loan.

"Some of the taxpayers would get the loans before the refund was stopped by the IRS, and banks were caught for thousands of dollars," Rickard said.

The "Ernst & Young Tax Guide 1993" reports most electronic filing refunds are processed within three weeks.

People filing on personal computers have a variety of tax software from which to choose. TurboTax from Chip Soft features a

new easy-step approach with an on-screen interview in which answers are immediately entered onto IRS forms.

The program incorporates the tax expertise of more than 100 advisers and programmers with TurboTax performing all calculations and review forms for the missing information. Answers that could raise red flags with the IRS are highlighted.

"Professional computer programs this year are the best ever," said Rickard, who prepares more than 700 returns annually.

Seated beneath a framed 1941 form, Rickard said his long tax career has been a challenge. "It took me less than one hour to fill out that first form. Now it takes more than an hour for most people just to put together the short form."

The long-time accountant, said there are so many gimmicks to figuring forms, it's almost impossible to know everything without a computer and processor.

"I heard the other day about some volunteers helping seniors with their forms," he said. "Of 22 entries, 21 ended up being wrong."

Rickard also remembered a client who had to report a \$1 net loss on a partnership. For that reason, she had to fill out 14 separate forms.

Rickard often delivers historical speeches on the tax system in America. He pointed out federal income tax was proposed in 1815, collected during the Civil War and declared unconstitutional in 1894.

The 16th Amendment passed in 1909, however, reinstated the tax. From 1913 to World War II, the

income tax, without gimmicks, was mailed with form 1040 by March 15.

"But during World War II with all factories going full blast and everyone working, Congress got the idea of collecting the income tax each week from the payroll checks and thus, the withholding system," Rickard said. "It worked so well, it became permanent."

"Nowadays, people think we're magicians, we can generate refunds no matter what," Rickard said. "The only way you can get money back is by putting it into withholding."

And for even quicker returns, check that electronic filing.

(For ChipSoft information, call (619) 453-8722. Names of bookstores handling the "Ernst & Young Tax Guide 1993" call 1-800-CALL WILEY.)



* **fyi: Money/personal finance**

Viable investments can help reduce income tax bill

By Karen L. Grewar
PaineWebber Inc.

As Ben Franklin once said, "Nothing in this world is certain but death and taxes." Certainly, President Clinton's economic agenda promises an increase of federal and state income taxes. Because there are fewer deductions allowed and the amount you may deduct has decreased, more of your income is subject to taxation, often resulting in a higher tax bill.

However, don't despair. There are still some viable tax-advantaged investments that investors should consider.

In fact, one of the very first tax shelters is still one of the most popular. When Congress adopted the 16th Amendment in 1913 authorizing a federal income tax, resourceful in-

vestors discovered that first tax shelter — municipal bonds.

Municipal bonds are debt obligations issued by state, cities, towns or public commissions to provide money for schools, hospitals and other public works. These securities provide income that is free of federal and, in some cases, state and local income taxes.

For the investor, this tax-free benefit can be quite considerable. For instance, a married couple earning \$72,000 would need to earn 9.59 percent on a taxable investment to equal a 6 percent tax-exempt yield. (Although income generated by most municipal bonds is exempt from taxes, remember that any capital gains earned from the sale of these bonds is subject to taxation.)

Investors may choose from a wide

array of municipal bonds with varying maturities. Shares in a municipal bond portfolio may also be purchased through municipal bond trusts or mutual funds, which have added benefit of professional selection and, in the case of mutual funds, ongoing professional management.

Investors choosing municipal bond mutual funds may achieve safety through a greater degree of diversity than they would be able to achieve on their own. In addition, unlike the actual bond which pays semi-annual or annual interest, municipal bond funds pay monthly tax-free income. That income may be reinvested (usually at no charge), thus compounding the tax savings.

There are a host of tax-free municipal bond mutual funds to suit a variety of investor needs. For example,

high-yield, tax-free municipal bond funds invest in primarily medium and lower-grade municipal securities. Although these funds entail a greater degree of risk, they also typically earn a higher yield, which, when combined with the tax advantages, can provide very attractive returns. On the other hand, the majority of municipal bond funds invest in higher quality securities that are rated within the top four categories by Standard & Poor's and Moody's.

For investors residing in states such as California and New York where state income tax is very high, there are single state municipal bond funds that provide a "double tax-free" benefit — they are exempt from both the federal and state income taxes.

With the continuing confusion

about the new tax laws and changes in the investment environment, investors should take a close look at their portfolios to determine what tax-saving strategies might be appropriate. In addition to tax-exempt investments, such as municipal bonds, investors may also consider tax-deferred investments, such as IRAs and 401(K) plans, and direct investments to help reduce their tax burden.

It's important to be aware of tax-saving strategies all year — not just as we approach April 15. Ben Franklin also said a penny saved is a penny earned. For investors who constantly manage their tax liability, they may be able to save more of those pennies come next April 15.

Karen L. Grewar is an investment executive with PaineWebber Inc.

Patriotic symbols readily available

By Ralph & Terry Kovel
King Features Syndicate

The flag, the eagle and Uncle Sam remain symbols of the Fourth of July. In the 19th century, these patriotic symbols and others such as George Washington and Independence Hall were seen throughout the year. Furniture featured wooden inlays of flags and eagles. Drapery fabrics and dishes were printed with pictures of Independence Hall. Banks were made with eagles or Uncle Sam.

Independence Hall inspired the most models. Perhaps it was because banks were popular souvenirs at the centennial celebration in 1876. At least 12 metal or glass still banks were sold on the grounds.

The Enterprise Manufacturing Co., a hardware manufacturer in Philadelphia, recognized an opportunity to make a new product. They patented and made a series of banks for sale at the centennial and they remained in production for 12 years.

Q. We went on a house tour and saw a chaise lounge in a corner of the master bedroom. The guide called it a "fainting couch." Can you tell me about it?

A. A "fainting couch" is the picturesque Victorian name for some types of sofas. The tightly corseted Victorian woman often felt faint, and she was able to "swoon" gently and safely into one of these armless couches. Some had a back and one arm and were called Grecian or Recamier couches; others were simple daybed-like pieces of furniture with no arms.

Q. Did the Coca-Cola Co. ever make a brown-colored bottle?

ANTIQUES

A. Benjamin Franklin Thomas and Joseph Brown Whitehead went to Asa Chandler to get the rights to bottle and sell Coca-Cola, and they became major bottlers in 1899. The partners had some differences of opinion. Thomas wanted amber bottles, while Whitehead thought they should use clear bottles. They had other disagreements, and soon the country was divided into two regions and each ran a section.

Coca-Cola was bottled in many cities by independent businessmen. From 1899 to 1916, the bottles were chosen in each city. A variety of shapes and colors were used — the franchised bottle used amber, clear or less expensive light aqua-colored glass. The now-familiar shape used for the Coke bottle was designed in 1915. By 1920, it was almost the only bottle used.

Q. My sterling-silver Gorham water pitcher is marked with a lion, anchor and the letter G. There is another mark that looks like a tiny animal. Could you help me determine the age and value?

A. Gorham Silver Co. started in Providence, R.I., in 1831, and they are still in business. The company has made silver in almost every style from the simple, classical designs to Art Nouveau, Victorian, Art Deco and Modern. Patterns were repeated in later years so the "look" of the pitcher is not enough to date it.

It is possible to date Gorham silver from the mark that is near the anchor and the lion marks. A single letter was used from 1868 to 1884. From 1885 to 1933 an object or an animal was used.

Some employee expenses tax deductible

By Bryon Elson
King Features Syndicate

Chances are that some of your employee business expenses may not be reimbursed by your company. The tax law helps to minimize this burden by allowing you to deduct such unreimbursed costs as union or professional organization dues, subscription to job-related publications, work clothes and uniforms and even tools required for your job.

If you have had to pay for your own business travel and lodging, you may be entitled to a miscellaneous deduction. As long as you meet the 2 percent threshold for miscellaneous deductions, you can generally deduct 100 percent of your allowable travel and lodging expenses and 80 percent of the costs for business-related meals and entertainment.

For qualified travel in your automobile, you have the option of either claiming 28 cents a mile for the business use of your automobile or the actual cost of

DOLLARS & SENSE

operating your car. Commuting expenses between your residence and your business location, however, are generally not deductible.

Educational expenses, such as tuition, books, supplies and lab fees, are deductible, as long as the educational program is necessary to maintain or improve your present work skills, or is required by your employer or the law to keep your present

job.

If you were unemployed this past year and devoted substantial time and money to finding a job, you may qualify for additional deductions. The costs of preparing and printing a resume, traveling to and from job interviews and even long-distance phone calls made as part of your job search can be added to your list of qualified expenses.

The fees involved in setting up and administering an Individual Retirement Account (IRA) may be deductible.

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Stepping Out

REVIEW

The place is jumpin'



Stars of the Fullerton Civic Light Opera production of "Ain't Misbehavin'" include, from left, Tanya Montgomery, Harrison White, Debbi Ebert, Charles McCowan and Terry Henry.

Civic Light Opera's 'Ain't Misbehavin' jazzes up stage

By Barbara Giasone
North County News

In a refreshing diversion from plot-laced musicals, Fullerton Civic Light Opera has its new joint jumpin'.

Temporarily housed at Pacific Auditorium in Fullerton while its permanent Plummer Auditorium home undergoes renovation, the company changed direction for its 1993 opener with "Ain't Misbehavin'," a classy musical revue that jazzes up the stage with enough talent and energy to swing into any professional venue.

FCLO founders Griff and Jan Duncan conceded earlier they didn't know how season ticket-holders would respond to a format change. And frankly, many in Saturday's audience said they didn't know what to expect.

But if the continuous applause and impromptu toe-tappin' were indicators, playgoers were immediately drawn into the cabaret style.

The two-hour overview of composer/musician Thomas "Fats" Waller's jamming and jiving chronicles everything from uptown blacks to downtown cats. Deemed the Clown Prince of Jazz, the 285-

pound stride pianist hit the scene in the '30s when the world opened up to jazz and the blues.

Rob Barron, who has directed earlier Waller revues in Las Vegas and Lake Tahoe, said he tried several times to entice Charles McCowan into taking a role. "Finally, we clicked in Fullerton," said Barron, who directs the FCLO production.

With McCowan, Barron assembled a top-notch quintet whose rich harmony and individual talents spotlight the humor and flamboyancy that marked Waller's works and interpretations. Yet, the performances are never shrouded in silliness.

The show was conceived in 1978 by Richard Maltby Jr. to feature some of Waller's 400 compositions and his arrangements of other Tin Pan Alley tunes. One year later, the show racked up the Tony and Drama Critics Circle awards plus the Obie Special Citation.

Early on, Tanya Montgomery and McCowan teamed for a sassy rendition of "Honeysuckle Rose," oozing with sensuality. Debbi Ebert, Harrison White and Terry Henry later joined the pair for the syncopated sounds of "Handful of Keys," a classic Waller rhythm.

From "Yacht Club Swing" to "Cash for Your Trash," a socko performance by Montgomery that served as Waller's environmental anthem for the war effort, the best of blues and jazz filled the Pacific.

A do-wopping "Lounging at the Waldorf" led into "The Viper's Drag," skillfully executed by White as he slithered across the stage in a blast of fog.

Ultimately, it was the soulful "Black and Blue" that carried Waller's subtle, serious message that no matter what the feelings or the colors, people are still white on the inside dealing with the outside.

The FCLO stage credits don't disappoint. With established performance records for McCowan in drama, film and TV, White as the first African American to be featured in Broadway's "Sarafina," Ebert with a three-octave range that garnered rave reviews from Yugoslavia to Newport, Henry in TV and stage and Montgomery as the winner of 14 vocal awards, Barron packed his musical punch from the first rehearsal.

And working with his first all-black, onstage "Misbehavin'" band, Barron tuned in to the mara-

Please see SHOW/20

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CONCERT

String Trio: The Placentia Founders Society will host the second of five Chamber Music performances at the Bradford House Sunday at 3 p.m.

This concert will feature Linda Owen on violin, Ed Persi playing the viola and Patty Hicks on cello. They will be playing works by Mozart and Beethoven during the performance.

The Bradford House is located at 136 Palm Circle in Placentia. For more information on the concert, call 528-2973.

CONCERT

Talented performer: Multi-talented artist Michael Card will bring his folk/classical/pop music style to Melodyland in Anaheim Saturday night.

Card will be accompanied in the concert by a full chamber orchestra conducted by J. A. C. Redford.

Tickets for the show, which begins at 7 p.m., are \$13.50 in advance and \$15 at the door. For more information, call 549-5220.

EVENT

Grand reopening: The Queen Mary, a long-time popular local attraction, will reopen tomorrow afternoon in Long Beach.

No admission fee will be charged to board the boat, but there will be a \$3 parking charge

Hot tickets

MAIN EVENT

Brea show spoofs old movies



The Brea Theatre League spoofs old movie mysteries with their newest production "The Musical Comedy Murders of 1940."

Directed by Nikki Hevesy and produced Annie Walters, the show will open tomorrow night at the Curtis Theatre, 1 Civic Center Circle, Brea. The show runs through March 20.

The Brea Theatre production is complete with a blizzard, an isolated Westchester mansion and a serial killer pursuing chorus girls and a Nazi saboteur.

Tickets for the show are \$9 on Wednesday and Thursday, \$12.50 on Friday and Saturday and \$7.50 for a Sunday matinee. For information, call 990-7722.

for passenger vehicles. If you want to take one of the guided tours, \$5 will be charged per adult, and \$3 for children under 12.

For additional information on shops and services on the ship, call (310) 435-3511.

OPERA

Pacific productions: Opera Pacific closes out their winter

season with two productions running at the same time.

"Romeo and Juliette" will run tonight, Saturday and March 5 and 7, while "The Marriage of Figaro" runs Friday, Sunday and March 4 and 6.

Both shows are held at the Orange County Performing Arts Center. Tickets can be ordered by calling (800) 34-OPERA or 979-7000.

SHOW: 'Ain't Misbehavin'

FROM 19

thon piano artistry of Kevin Toney accompanied by trumpeteer Nolan Smith, drummer Quentin Denard, bass James Leary, trombonist Duane Benjamin and clainetist John Stephens.

Set designer Gil Morales accomplished the seemingly impossible: transforming a once-dilapidated stage into an Art Deco achievement creating folding fans as set dividers.

Indeed, with new carpeting — and plenty of restroom accommodations — the Pacific Auditorium Foundation and FCLO crews deserve awards for whipping the long vacant theater into shape.

And with the courage to offer a different dimension to its subscribers, FCLO should have everyone jumpin' to grab tickets for quite possibly the most talent to hit the Pacific Auditorium stage in recent years.

Performances are Thursday through Saturday at 8 p.m., Feb. 28 at 7 p.m. and Sunday afternoons at 2 p.m. through March 7.

'AIN'T MISBEHAVIN' "

What: "Ain't Misbehavin'," a musical revue of Fats Waller's songs and arrangements presented by Fullerton Civic Light Opera

Where: Pacific Auditorium, 2500 W. Nutwood Ave., Fullerton

Performances: Feb. 25, 26, 27 and March 4, 5, and 6 at 8 p.m.; Feb. 28 at 7 p.m.; Feb. 28 and March 7 at 2 p.m.

Price: Reserved seats from \$19 to \$24.

For information: (714) 879-1732.

Tickets, priced from \$19 to \$24, may be purchased at FCLO office, 218 W. Commonwealth Ave., Fullerton, or charged by phone at (714) 879-1732.

TOP TEN

MOVIES

1. Groundhog Day — starring Bill Murray
2. Homeward Bound — Robert Hays
3. Sommersby — Jodie Foster
4. The Crying Game — Forrest Whitaker
5. Aladdin — voice by Robin Williams

6. Army of Darkness — Bruce Campbell
7. National Lampoon's Loaded Weapon 1 — Emilio Estevez
8. Scent of a Woman — Al Pacino
9. Untamed Heart — Christian Slater
10. A Few Good Men — Tom Cruise

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Announcements

■ **Back in OC:** Cirque du Soleil is now showing in Orange County in the parking lot of South Coast Plaza in Costa Mesa. The show, titled "Saltimbanco" (a 16th-century Italian word meaning "skilled street performers and traveling acrobats"), will run until March 14. Tickets are available at all TicketMaster outlets or by phone at 740-2000.

■ **Poetry performance:** Calliope: Three-ring Poetry will present poet Willie Sims on Friday, March 5 at 7:45 p.m. at the Fullerton Museum Center. Admission is \$3. For more information on the event, call 265-2332.

Dancing

■ **Folk dancing:** The Veleo Selo Folk Dance group will host a night of International Folk Dancing Saturday from 8 p.m. to midnight at the Hillcrest Recreation Center in Fullerton. Admission is \$4. For more information, call 254-7945.

■ **Country-western training:** The Fullerton Ebell Club will be the location of a series of country-western dance lessons for singles and couples beginning Tuesday, March 2. For more information, call (310) 372-6493.

Concerts



■ **Piano concert:** Ken Medema, a pianist and vocalist, will perform at the First Presbyterian Church

in Fullerton tonight at 7:30. Admission is a \$3 donation, with a \$10 family maximum. For more information, call 529-2981.

■ **Chamber performance:** The Southwest Chamber Music Society will perform at Chapman University's Salmon Recital Hall tonight at 8. Tickets are \$14 and \$7 for students and seniors. For more information, call (800) 726-7147.

■ **Faculty recital:** The Faculty of Chapman University will host the second annual Faculty Benefit Recital Saturday at 6 p.m. in the Salmon Recital Hall. There will be receptions before and after the performance. Admission is \$12. For more information, call 997-6874.

■ **Card in concert:** Folk/Classical/Pop artist Michael Card will perform in concert Saturday at 7 p.m. at Melodyland in Anaheim. Admission for the show is \$13.50 in advance and \$15 at the door. For more information, call 549-5220.

■ **String trio:** The Placentia Founders Society will present a string trio performance Sunday at 3 p.m. at the Bradford House in Placentia. For more information, call 993-2470.

■ **Cantor concert:** Temple Beth Emet in Anaheim will host its annual Cantor concert to honor the memory of Mae Held and to commemorate the 45th anniversary of the state of Israel on Sunday at 7:30 p.m. Admission is \$18 and \$10. For more information, call 772-4720.

■ **French music:** Students will take the stage of the California State University, Fullerton Recital Hall on Wednesday, March 3 at 8 p.m. to perform Musique de France. Admission is free for the event, which was originally scheduled for Feb. 23. For more information, call 773-3371.

■ **Chapman chamber:** The Chapman University Chamber Orchestra will perform on Friday, March 5 at 8 p.m. in the Salmon Recital Hall. Guest conductor Robert Freilly will lead the group in concertos by Mozart, Chopin, Cimarosa, Ravel and Sarasate. Admission is \$6, \$4 for students and seniors. For more information, call 997-6812.

■ **Clarinet performance:** California State University, Fullerton's Clarinet Master Class will perform on Saturday, March 6 at 10 a.m. at the Performing Arts Room 118. Admission for the event is \$5 at the door. For more information, call 773-3371.

■ **Youth concert:** The Orange County Youth Symphony Orchestra will perform Saturday, March 6 at the Chapman University Auditorium at 8 p.m. Admission for the event is \$4. For more information, call 997-6812.

■ **McCartney in Anaheim:** Former Beatle Paul McCartney will make his only stop in Southern California on April 17 at Anaheim Stadium. There are only a limited amount of tickets available for the concert, which can be purchased at Ticketmaster outlets.

Stage



■ **'Hot' Grove:** The Garden Grove Community Theatre will present "Hot L Baltimore" through March

13. Due to the nature of the show, it is restricted to adult audiences only. For reservations, call 897-5122.

■ **La Mirada goes 'Yonkers':** The Neil Simon play "Lost in Yonkers" will be performed at the La Mirada Theatre for the Performing Arts through March 7. For ticket information, call 994-6310 or (310) 944-9801.

■ **Esperanza 'Woods':** The Esperanza High School Drama Department will present the musical "Into the Woods" this weekend. All shows are at 7:30 p.m. Tickets are available at the box office, with admission being \$8. For more information, call 779-7870.

■ **'Misbehavin'' in Fullerton:** The Fullerton Civic Light Opera will present "Ain't Misbehavin'" beginning Friday and running until March 7 at the Pacific Auditorium in Fullerton. Tickets are \$19-\$24 and can be purchased at the Civic Light Opera office or by calling 879-1732.

■ **Opera productions:** Opera Pacific will open two productions around the same time this month. "Romeo and Juliette" will run tonight, Saturday and March 5 and 7, while "The Marriage of Figaro" runs Friday, Sunday and March 4 and 6. Tickets can be ordered by calling (800) 34-OPERA or 979-7000.

■ **Crazies 'Trek':** The Orange County Crazies will open the 1993 season with a presentation titled "Orange Trek: The Lost Generation" running on Saturday and also March 6, 13, 27 and April 3, 10 and 17 at the Pacific Symphony Center in Santa Ana. For more information, call 550-9900.

■ **Musical murders:** The Brea Theatre League will present "The Musical Comedy Murders of 1940" beginning Friday at the Curtis Theatre in Brea. The show will run Wednesdays through Saturdays through March 20. For more information, call 990-7722 or 524-6653.

■ **Brea 'Birdie':** Brea Olinda High School will perform the musical "Bye Bye Birdie" through Saturday at the campus Performing Arts Center. Tickets for the show are \$6 for adults and \$5 for students and seniors. For more information, call 990-7570.

■ **Groucho appears:** The Yorba Linda Forum will host "An Evening With Groucho" on Saturday at 8 p.m. All tickets for the one night show are \$12. For more information, call 779-8577.

Auditions

■ **'Catch Me' in Irvine:** Open auditions will be held for the Irvine Community Theater production of "Catch Me if You Can" on March 1 at 7 p.m. at the auditorium of Turtle Rock Community Park in Irvine. For more information, call 642-2553.

■ **'Cinderella' calling:** The Orange County Ballet Company will hold auditions for a production of "Cinderella" on Saturday, March 6 at 333 S. Prospect in Room 600. Boys and girls 8-11 will audition at 9:30 a.m. and men and women 12 and over will start at 11:30 a.m., or appointments can be made by calling 532-4829.

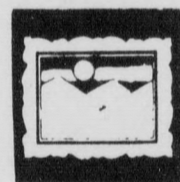
■ **Grove 'Man':** The Garden Grove Community Theatre will hold auditions for a production of "I Take This Man" on March 8 and 9 at 7:30 p.m. Call 897-5122 for more information.

■ **Arts openings:** The Orange County High School of the Arts, located in Los Alamitos, is now accepting applications and scheduling auditions for the 1993-94 school year. Students may apply for dance, music, theater or visual arts.

Auditions will be held March through May. For more information, call (310) 596-1435 during business hours.

■ **Harmonious types needed:** The Orange Empire Chorus is looking for singers and harmonizers interested in barbershop quartet music. The group will hold an open house at their regular meeting on Feb. 23 at Parks Junior High in Fullerton. For information, call 879-9628.

Museums/Exhibits



■ **African art:** The Bowers Museum of Cultural Art will open a show featuring selected pieces from the Paul and Ruth Tishman Collection of African Art on Sunday. "African Icons of Power: Timeless Artworks from the Paul and Ruth Tishman Collection" will highlight almost 100 objects, representing nearly all the major regional and tribal styles of African sculpture, adornment and ritual objects. For more information, call 567-3600.

■ **Thai festival:** The Bowers Museum of Cultural Art will host a Thai Arts Festival on Saturday, March 6 from 11 a.m. to 3 p.m. There will be performances of Thai Classical Music, Dance and Sword-fighting at noon and 2 p.m. Seating is limited for the shows. Call 567-3670 for reservations. Admission for the event is \$7.50 for adults and \$4.50 for children under 12. Food will also be offered at an additional cost.

■ **Heritage show:** Rancho Santiago College, in association with the Gene Autry Museum of Western Heritage presents "Western Heritage: The Image of Blacks, Native Americans, Vaqueros and Women... Myth and Reality" beginning today and running through March 31 at the Nealley Library at the Santa Ana Campus. For more information, call 564-6109.

■ **Colorful show:** The Cypress Community Art Gallery is presenting an exhibit titled "Art of Incredible Content and Color" now through April 9 at the Gallery, which is located at the Cypress Community Center, 5700 Orange Ave. For more information, call 229-6780.

■ **Computer art:** Cypress College is showing an exhibit titled "A Digital Dialogue," featuring computer-manipulated imagery now through March 4. For more information, call 826-2220, ext. 134.

■ **Gallery showing:** Fullerton's Gallery 57 has opened a show featuring

the work of Louise Mordaunt titled "Interworks" that will run through Sunday. For more information, call 870-9194.

■ **Dual show:** Gallery 57 of Fullerton will present a two artist show titled "Beauty and the Beastly," featuring the photographs of Carol Berman and lithographs, paintings and mixed media dolls of Fullerton resident Rich Wilkie. The show opens Wednesday, March 3 and will run through April 4. A reception for the artists will be held Saturday, March 6 from 7 to 10 p.m. For more information, call 870-9194.

■ **Jewelry exhibit:** The Muckenthaler Cultural Center in Fullerton is presenting an exhibit titled "Personal Views in Jewelry and Metalsmithing" through Sunday. The exhibit will feature pieces in gold, silver, brass, wood, cardboard, deerskin and more. For more information, call 738-6595.

■ **Art festival:** The 33rd annual Hillcrest Festival of Fine Arts will take place Friday through Sunday in La Habra Heights. Admission and parking for the event are free. Hours are 10 a.m. to 5 p.m. on Friday and Saturday and 11:30 a.m. to 4 p.m. on Sunday. For more information, call (310) 947-3755.

■ **Annual exhibit:** The Eileen Kremen Gallery will present "Contemporary Kaleidoscopes '93" running through March 20. The show will highlight 48 American artists. For more information, call 879-1391.

■ **'Body Wonderfull':** A returning exhibit to the Children's Museum at La Habra is now showing until April 22. The exhibit will explore the wonders of the human body. The museum will also present different workshops in conjunction with the exhibit Saturdays beginning Saturday. The museum is open Monday through Saturday, 10 a.m. to 4 p.m. For further information, call (310) 905-9793.

■ **Membership show:** The La Habra Art Association will host a membership show titled "I'm Not A Pro" now through March 4 at their building on Orange St. in La Habra. Admission is free. For more information, call (310) 691-9793.

■ **Haiti exhibit:** Hot of the trail of the exhibit, "Music of the Maya," the Fullerton Museum Center will look into the culture of Haiti in an exhibit titled "Haiti: Symbols de Mystere." The exhibit will run through March 28. For more information, call 738-6545.

■ **CSUF art:** A showing of the art of Aboriginal Australia will be held Sunday through March 21 at the Main Art Gallery on the campus of California State University, Fullerton. For more information on the show, call 773-3262.

■ **Fullerton Museum Center,** 301 N. Pomona Ave. Museum hours: 11 a.m.-4 p.m. Tuesday, Wednesday, Saturday and Sunday. 11 a.m.-9 p.m. Thursday and Friday. Admission: \$2 adults; \$1 students and senior citizens; free to children under 12 and Center members. Free to all visitors from 6 to 9 p.m. Thursdays. For information, call 738-6589.

■ **Chapman University,** 333 N. Glassell, Orange. The Guggenheim Gallery is open noon-5 p.m. Monday through Friday. Admission free. For information, call 997-6815 or 997-6729.

■ **Children's Museum,** 301 S. Euclid St., La Habra. Open 10 a.m.-4 p.m. Monday through Saturday. Admission \$2.50 children ages 2-16; \$3 adults; free for children under 2; \$2 for groups with reservations. For information, call (310) 905-9793.

■ **Muckenthaler Cultural Center,** 1201 W. Malvern Ave., Fullerton. Hours: 10 a.m. to 4 p.m. Tuesday; Saturday noon to 5 p.m. Sunday; gift shop open noon to 4 p.m. Tuesday-

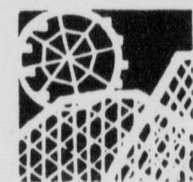
Sunday. Admission free. For information, call 738-6595.

■ **Fullerton College Art Gallery,** 321 E. Chapman Ave. (between Lemon Street and Berkeley Avenue). Viewing: 10 a.m. to 1 p.m. Monday-Thursday. For information, call 992-7036.

■ **Anaheim Museum,** 241 S. Anaheim Blvd. Open 10 a.m. to 4 p.m. Wednesday through Friday; noon to 4 p.m. Saturday. Closed Sunday, Monday, Tuesday and major holidays. Admission by donation. For information, call 778-3301.

■ **Gallery 57,** 204 N. Harbor Blvd., Fullerton. Hours: Wednesday through Saturday noon to 5 p.m., Sunday noon to 3 p.m. For more information, call 870-9194.

Major Attractions



■ **Disneyland,** 1313 Harbor Blvd., Anaheim. Park offers 60 attractions. The new river show "Fantasmic!" is

presented on weekends, and the newest land, "Toontown" is open to the public. One-day passports: \$28.75 for age 12 and older; \$23 for children ages 3 to 11 and seniors 65 and older. For information, call 999-4565 or (213) 626-8605, ext. 4565.

■ **Queen Mary,** 1126 Queens Highway, Long Beach, (310) 435-3511. The giant ocean liner reopens to the public Friday, with no admission fee charged to board the ship, but there will be a \$3 parking fee.

Miscellaneous

■ **Party time:** The Young Executive Singles Network will host a cocktail party Saturday from 8 p.m. to 1 a.m. in the Taverna Lounge of the Westin South Coast Plaza. Admission is \$15 at the door. For more information, call 774-1000.

■ **Scrabble and bowling:** The Horizons Unlimited Chapter of the American Business Women's Association will host a bowl-a-thon and Scrabble tournament Saturday beginning at 5:30 p.m. at the Sequoia Athletic Club in Buena Park. For more information, call 992-0467.

■ **Horse show:** The Orange County Fair and Exposition Center will be host of the Western Special Horse Show on Saturday from 8 a.m. to 5 p.m. in the Equestrian Center. Admission is free. For more information, call 641-1328.

■ **Cats galore:** The Malibu Cat Club will sponsor a cat show at the Orange County Fair and Exposition Center Saturday and Sunday from 9 a.m. to 5 p.m. in Building #10. Admission is \$5 for adults and \$4 seniors and children. For more information, call 970-5752.

Zoos

■ **Zoo birthday:** The Santa Ana Zoo will be celebrating 41 years with a birthday party open to the public on Saturday, March 6 from 11 a.m. to 2 p.m. Dreyer's Ice Cream will provide ice cream cones, there will be face painting, a scavenger hunt and children's craft available. Children 12 and under who bring a hand made birthday card to the zoo will be admitted free (with an adult). Admission is \$2 for adults, 75 cents for children three to 12 and senior citizens.

To submit items of community interest to Best Bets, mail listings to North County News, P.O. Box 70004, Anaheim, Calif., 92825-0004.

CURTAIN CALL

'Yonkers' is funny, moving

By Peggy O'Hara
Correspondent

"Lost in Yonkers," now playing at The La Mirada Theatre for the Performing Arts, is a wonderfully moving, theatrical story.

Neil Simon's ability to create hilarious comedy at the rate of almost one a year for the last 32 years is unmatched by any playwright (even Shakespeare).

Taking human values very seriously, this show is filled with members of what we now call a "dysfunctional family." Starting out in New York, 1942, the action takes place in the two-bedroom apartment of the fearsome cane-wielding Grandma Kurnitz (Jayne Meadows). She's a terrible tyrant, who has terrorized all of her four now-grown children.

Bella (Marisa Redanty) is the mildly retarded 35-year-old daughter, a good-hearted soul. Her sister Gert (Carolyn Hennesy) is so nervous she forgets to breathe when she's talking. One brother, Louie (Peter Kevoian), is a small-time gangster. The oldest brother, Eddie (Richard Balin), is now a wid-

ower with two sons. He plans to leave his boys with Grandma while he earns enough money to pay off a shyster.

Joshua Wiener and Gordon Greenberg are the talented young men playing sons Arty and Jay. They're bratty, natural and often, agonizingly funny. Arty's opening line sets the story.

"Ever notice there's something wrong with everybody on Pop's side of the family?"

He is right, and with the innocence of youth, Wiener and Greenberg portray the hurt and harm inflicted upon them, unintentional though it may be, by the adults.

Although Meadows is the titular star and is terrific, this play belongs to Redanty. As Bella, whom the boys describe as "a little closed for repairs," she is wonderful to watch. She's gangly, slightly goofy, funny and tragic as she flares between child and adult. Always the obedient daughter, ruled by her iron-fisted mother, Bella yearns to have love, be loved, have a husband and children of her own.

Meadows, in the role of the unloving hardened Grandma, is an encumbered dinosaur of a woman.

Her role, though pivotal, is limited. She ultimately reveals she is well intentioned. Nevertheless she paints a bitter and damaged soul.

Balin is painfully accurate as the frightened son, a loser battered by his mother and fate, and yet a loving father. Kevoian is menacing, and pathetic as the one off spring who seems unbroken. Hennesy's late-appearing Gert is the terrified sister who completes and complements this comical and poignant family of losers.

Thoughtfully directed by Scott Rogers, the production is more than ably assisted by Jacquelin Jones Watson's lighting and Chuck McCarroll's sound.

The nostalgic period setting designed by Joanne Trunick McMaster is very believably Yonker's early 20th century. It assures that it is situated above Kurnitz's Kandy Store.

"Lost in Yonkers" is an impressive, funny, bright and sad comedy. Neil Simon has delved deeply into human pain and humor.

Playing at La Mirada through March 7, this is another great play, perhaps the best of Neil Simon. Call 994-06310 for tickets.

PREVIEW

Yorba Linda Forum awaits 'Groucho'

By Peggy O'Hara
Correspondent

"Groucho, A Life in Revue" is one of the most entertaining, educational (especially if you aren't familiar with his era) and original shows ever conceived about that irrepressible, irascible star.

Written by Groucho Marx's son Arthur along with Robert Fisher, the star is played by Frank Ferrante, a marvelous comedian, actor, singer. Having been a Groucho fan from the age of 10 and impersonating him in his own one-man show through college, Ferrante is authentically Groucho.

Starting with the young Groucho, Ferrante takes him to old age. He effectively presents the wise guy,

the incessantly fretting star and re-creates scenes from some of the most memorable moments of the Marx movies.

Frank becomes Groucho. He enacts all of Groucho's unflagging love of greasepaint, the sacrifices he made in his personal life, the pain and the humor that made him so famous.

His physical agility and resemblance to Marx's movements is outstanding. It exactly matches that galloping style of Marx that earned so much gut busting humor. It's as though Groucho was here again.

The show is set for 8 p.m. Saturday at the Yorba Linda Forum. Tickets for the one-night perfor-

mance are \$12.

Marx fans, it's a must. Even if you aren't it's a most unusual evening. For tickets call 779-8591. If you've never been to the Yorba Linda Forum, you'll find it easy to reach, easy to park and the most comfortable atmosphere.

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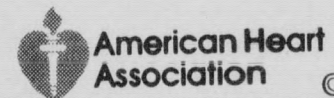
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Sports

SPORTS SHORTS

The U.S. Power Squadrons offer boating education courses to the public. Class curriculums involve approximately 12 evening sessions which deal with handling boats under normal and adverse conditions, seamanship and common emergencies, rules of the road, aids to navigation and more.

The classes usually meet once a week.

Locally, a session will begin March 2 at El Dorado High School.

For information on the Placentia class, call 491-5027.

The Orange County Sports Hall of Fame's Freedom Bowl Golf Challenge is scheduled for March 1 at Alta Vista Country Club.

Entry fee for the tourney is \$225, with proceeds going to the Orange County Sports Hall of Fame for year-round community events.

For information, call 634-1984.

The Yorba Linda/Placentia YMCA is accepting registrations for a women's soccer league to begin play in March.

There will be two age divisions — a new division for women ages 18-24 as well as an 25-and-over division.

Registrations will be accepted through next month.

Youth basketball is ages 5-8, and Itty Bitty is for ages 3 and 4.

For information on any of these programs, call Mike Miles at 777-9622.

The Legends Girls Fast-pitch Softball Club is forming an age 10-and-under team to begin play this spring.

Tryouts for the Sunday league will be held Feb. 21 and 28, from 2 to 4:30 p.m., at Koch Park in Placentia. To be eligible, a player must have been born after Aug. 31, 1982.

For information, contact Bill Smith at 524-9878 or Ed Low at 993-5392.

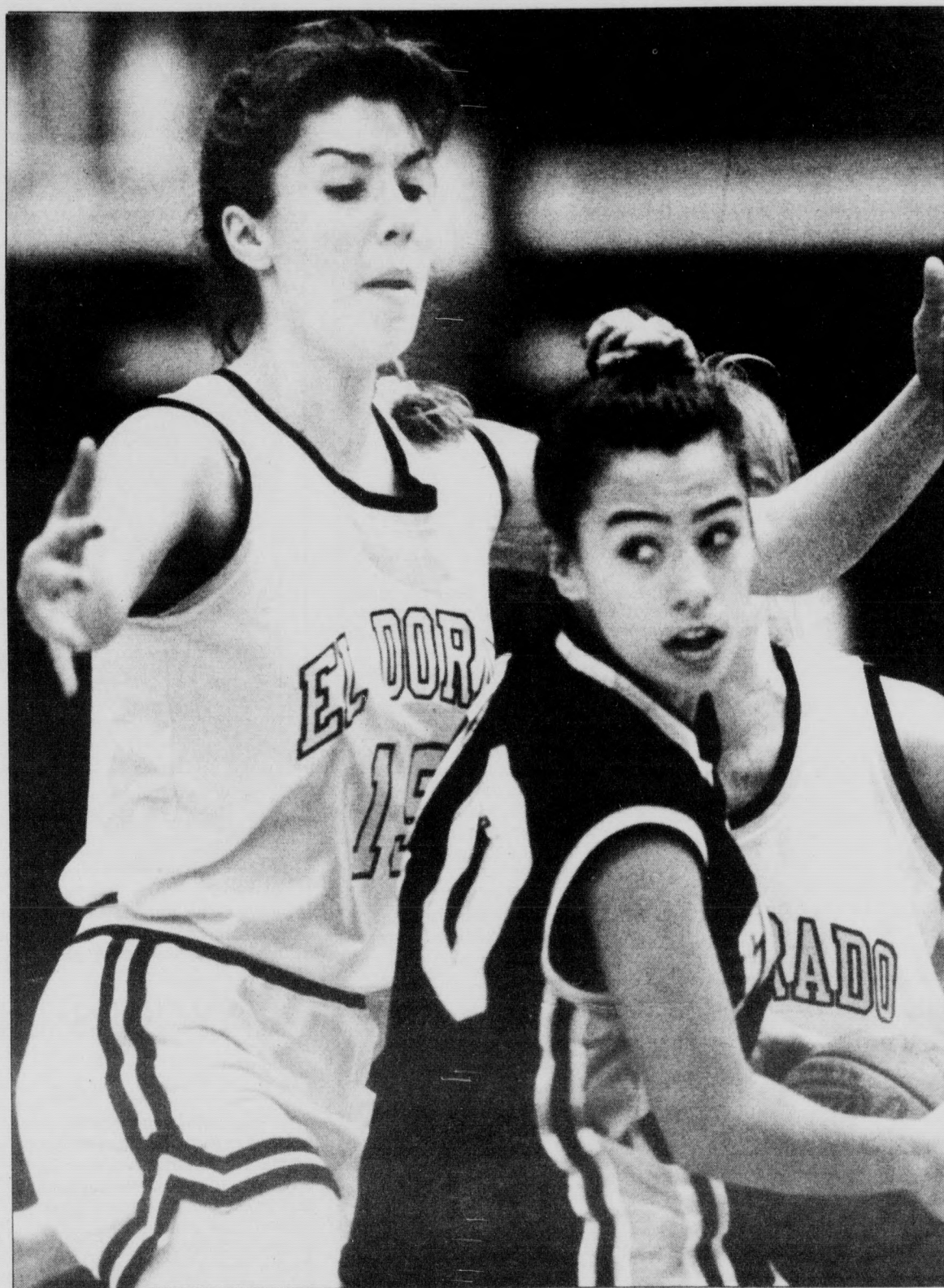
Fullerton Aquatic Sports Team will present its spring/summer swimming team and program at Esperanza High School.

Signups have begun at Esperanza and Independence Park in Fullerton and will run through March 5. Hours are Monday through Friday, 5 to 6 p.m.

All age groups and skill levels are encouraged to join. World record holder and Olympic champion Janet Evans is a member of FAST.

For information, call 447-3278.

PREP BASKETBALL PLAYOFFS



Nicole deBruijn of El Dorado bottles up a Rubidoux player during the Lady Hawks' 58-39 CIF SS Division III-AA playoff victory Saturday. El Dorado plays again this Saturday in the quarterfinals.

Hawks make quarters

El Dorado plays again Saturday

By Lance Pugmire
North County News

One-person teams are usually watching the CIF Southern Section basketball playoffs by now.

Meanwhile, El Dorado High's girls team will meet Tuesday night's Rim of the World-South Torrance winner in a Division III-AA second-round game at 7:30 Saturday night. Site is yet to be determined.

The Empire League champion and second-seeded Golden Hawks, basing their success on old-fashioned teamwork, defeated Riverside Rubidoux, 58-39, in Saturday's first round. They enter Saturday's game with a 26-2 record, having won nine in a row.

It was the 17th time this season that four El Dorado players contributed double-figure point totals in a contest. Guards Jamie Sweet, Jody Caruso and Angie Conley scored 14, 12 and 11 points, respectively.

But the best performance came from sophomore center Shanna Renken, who led everyone with 15 points and 19 rebounds.

"We've done a good job of balance," Golden Hawks coach Gary Raya said. "That's what I credit for our league championship. Versus Los Alamitos, Katella and Cypress, we knew which player to stop. With us, it's always someone new and all of those girls have confidence. That makes it tough for teams to play us."

Sweet, a junior, led El Dorado's

Please see **PLAYOFFS/24**

PREP WRESTLING

El Dorado sending 4 grapplers to Masters

By Lance Pugmire
North County News

El Dorado High's wrestling team will send four qualifiers and an alternate to Saturday's CIF Southern Section Masters meet at Fountain Valley High.

The Golden Hawks, who captured their second consecutive

Empire League championship last season, finished sixth at Saturday's Southern Section Division II meet, won by host Moreno Valley Canyon Springs.

Kirk Offel, a 125-pound senior, won his weight class.

The top five finishers in each weight advance to Masters competition, where Southern Section divi-

sional membership is disregarded.

El Dorado's other qualifiers: Joe Lipps, a 171-pound senior who claimed second in Division II; Nayif Abdullah, a 160-pound senior who finished fifth; and Rob Harvey, a 103-pound junior who also took fifth.

Senior Jung Lee, a heavyweight, finished sixth and is the alternate.

The Golden Hawks, who finished the season 13-1 in dual meets, advanced to the semifinals of the Feb. 17 Division II Dual Meet tournament before losing to Pico Rivera El Rancho, 34-26.

The Hawks had previously defeated Temecula Valley, 40-18, and Montebello Schurr, 31-22.

SOCCER PLAYOFFS

Placentia teams ousted

El Dorado, Valencia squads see season end

By Lance Pugmire and Rusty Evans
North County News

Both El Dorado High soccer teams can take a bit of solace in the fact that they each finished second in demanding Empire League races.

The bitter pill of a first-round playoff loss, however, might be more fresh in their mouths as of now.

The boys team, which lost its bid to gain a share of its third consecutive league championship in the regular season finale, was dealt its second consecutive shutout Friday when Villa Park defeated the Golden Hawks, 1-0, in double overtime.

El Dorado's 13-7-5 season ended at home when Spartans center/forward Scott Manson scored after a crossing pass from Jeff Szekeres with three minutes remaining.

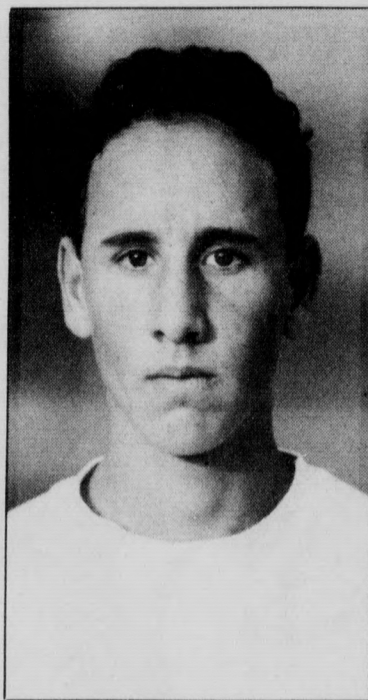
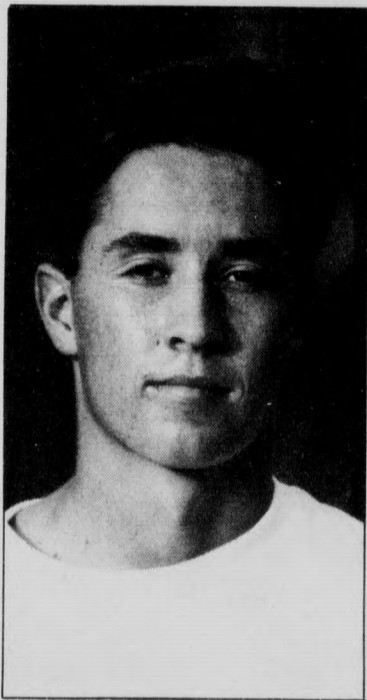
The win was an upset for Villa Park (7-8-5), which finished third in the Century League and needed two wins in the regular season's final week to earn its playoff berth.

El Dorado could have avoided the loss, but two of its shots hit the crossbar and Villa Park goalie Sean Bartko had 10 saves.

The girls (12-8-2) were unable to hold their 1-0 halftime lead against host Kennedy, the Garden Grove League champion, Feb. 18 and lost by a 2-1 tally.

Kelly Bogan scored the Golden Hawks' goal, but Kennedy's Adrienne Poan scored twice in the second half, including the game-winner on a penalty kick with 12 minutes remaining.

The Fighting Irish improved to 17-3-1.



North County News

Scott Schalliol (left) and James Ramos each enjoyed solid seasons, but they couldn't rescue the Golden Hawks from an upset loss in the opening round of the CIF SS Division II playoffs.

The CIF Southern Section Division III boys soccer playoffs proved to be a rough road for Valencia High and its season quickly came to a dead end.

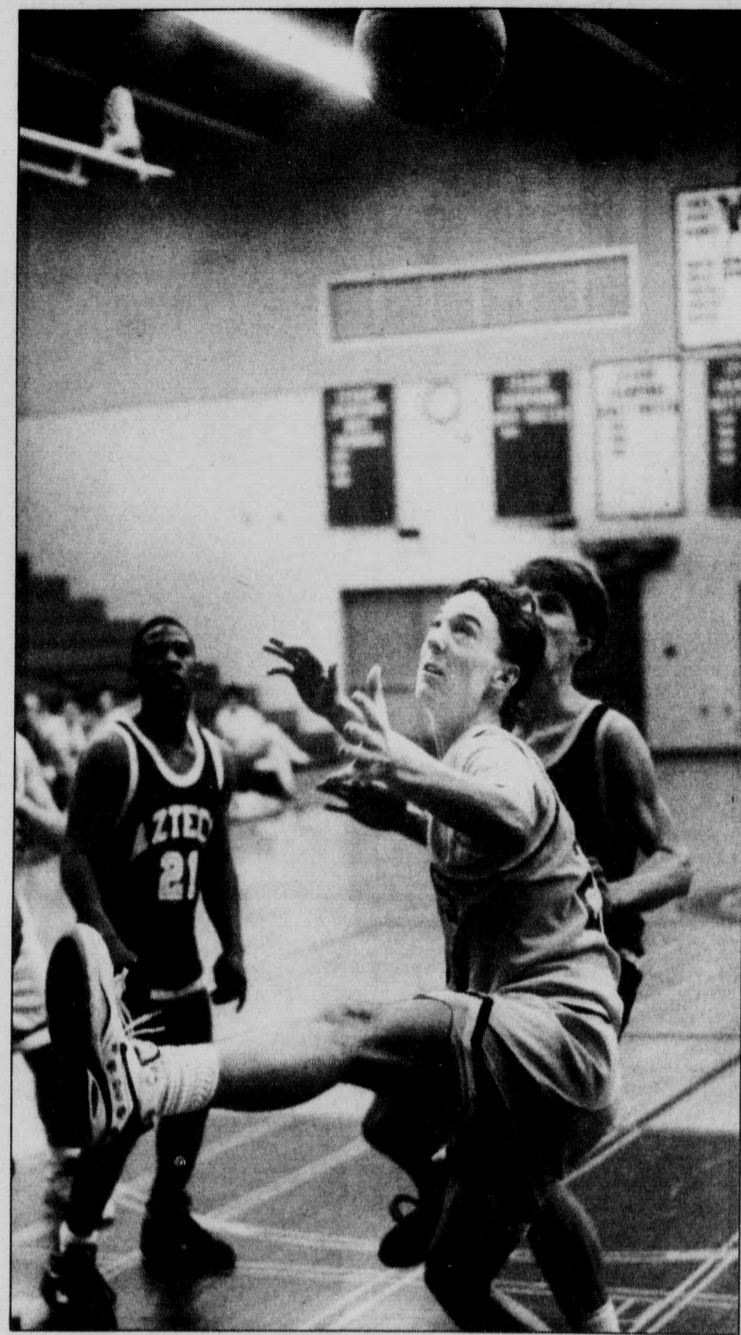
For its third-place finish in the Orange League, the Tigers received only a wild card game just to qualify for the first round.

Valencia defeated Century High, 2-0, as Israel Cedillo and

Scott Merrell each scored first half goals.

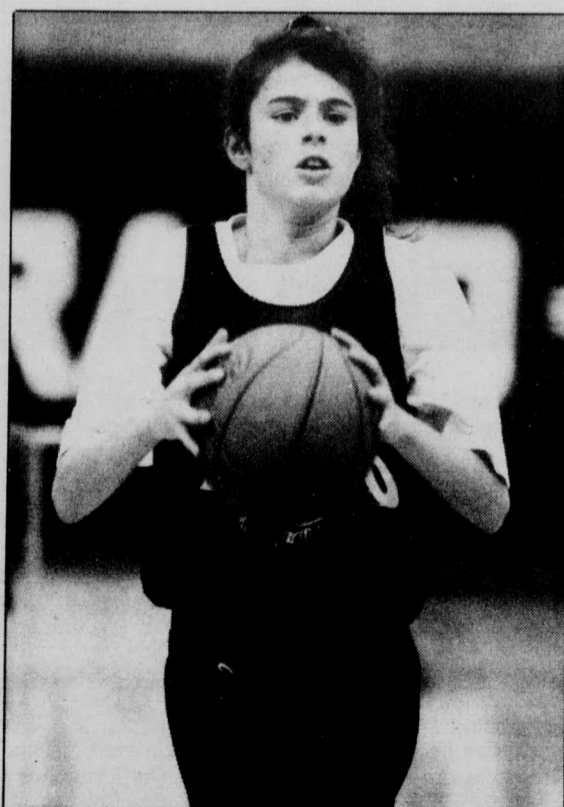
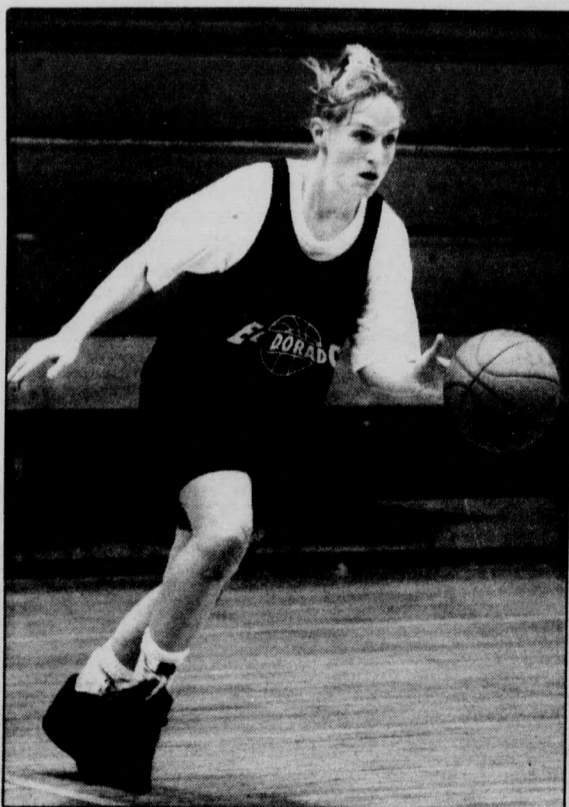
The Tigers' reward for the wild card game was a date with top-seeded Alta Loma, which entered the playoffs with a record of 20-2-3, and advanced to the second round with a 4-1 win over Valencia on Friday.

Valencia, in its first season under Coach Raul Moctezuma, finished the season with an overall mark of 5-7-5.



Jack Hancock/North County News

Valencians such as Bill Eubanks, battling Esperanza earlier this season, couldn't get a hold of a method to slow down Mira Costa, which eliminated the Tigers from the first round of the playoffs, 60-48.



Sam Gangwer/North County News

Jody Caruso (left) and Jamie Sweet are just two of El Dorado's several weapons.

PLAYOFFS: Lady Hawks alive

FROM 23

30-17 surge in the second half, connecting on three consecutive three-pointers. She was one of five Golden Hawks to earn all-league honors last week, joining Caruso, Conley, Renken and senior forward Nicole deBruijn. Sophomores Michelle deBruijn and Kim Korsmeier were honorable mentions.

Renken's play of late has been the most pleasant positive for the 26-year-old Raya, who guided El Dorado to the III-AA semifinals last year and the school's first girls basketball league title since 1976 this season.

"She's maturing," said Raya, "into a very good basketball player."

The 16-team III-AA bracket called for an eight-day layoff before the first round. And when El Dorado tips it off Saturday, it will be playing only its second game in 16 days.

"We're having fun," Raya said. "As far as the playoffs go, nobody's going to take away our league championship and that's what our goal was."

"It's going to be tough, but it's hard to be disappointed when the girls are playing hard, well and improving like they are. All 10 are. We're peaking at the right time."

The Valencia High boys basketball team rolled up a record of 8-2 in the Orange League this season largely on the strength of its outside shooting.

But the Tigers came out cold in their first-round game of the CIF Southern Section Division II-A playoffs Friday, and the result was a 60-48 loss to Mira Costa that ended their season.

The Mustangs jumped out to a 16-1 lead in the first quarter as Valencia struggled to find the hoop.

But the Tigers, who finished the season at 15-8, lost too much ground in their frigid first quarter to make up.

Mario Aguirre was Valencia's top offensive threat in the game with 11 points, and the 6-4 center also grabbed nine rebounds.

Staff writer Rusty Evans contributed to this story.

COMMENT

Return to normalcy smart move for CIF

I like the designated hitter rule.

Often, the DH in a major league baseball game is an older player who can't get around like he used to, but can still swing the bat.

Still, this is preferred because in pro ball, there is generally no one more inept than a pitcher with a bat in his hands.

The NFL's officiating through instant replay was bad for the game. Further review held up the game too much.

The three-point line in basketball is great for all levels. This gives a shorter team an equalizer, holds greater reward for greater risk, and spices up the game in general.

Some innovations are good for a game and some are not.

So, good riddance to the recently junked CIF Southern Section basketball playoff format and hallelujah!

Last month, the CIF Southern Section Council voted 42-12 in favor of scrapping the free-for-all known as the CIF Southern Section Basketball Championships. Now, the playoffs once again mean something.

Once again, a team has to earn a trip to the playoffs. Only teams that finish in the top half of their league standings are eligible to continue on to the playoffs.

It was, of course, with good intentions that the saved-by-grace-not-by-good-works policy was instituted.

The CIF-SS said that allowing every team into the playoffs works in Indiana, where the game is one of the leading religions in the state.

The CIF-SS said that this all-inclusive process of crowning a champion for each division created more interest and excitement for the fans.

The CIF-SS said not to fear, that this Darwinian process of survival of the fittest would weed out the weak teams and that the cream would rise to the top naturally.

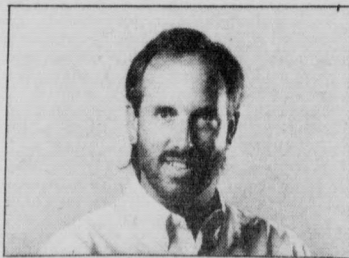
OK, then why play the league schedules? Why play each league opponent twice, jockey for position in the standings, fight for the league title, then push all of that aside and start the playoffs?

Yes, the playoffs mean something once again.

For some, it's a reward in itself for a good season. Coaches will say, "Our goal is to make the playoffs."

For the teams that have proven twice a week over a month and a half that they are indeed one of the best teams in their league or in the CIF-SS, going to the playoffs is a right they have earned.

Now, a team that has slugged it out in league play and clawed its way to the top of the stand-



RUSTY EVANS

ings for the right to go to the playoffs can move on. And, that team is no longer facing the prospect of being upended by a 2-20 team that plays the game of its pathetic life for one night.

This affected some teams in this area, although not all of them.

Most teams in this area have taken advantage of the situation and jumped at the chance — any chance — to take the kids to a playoff game. After all, this may be the kids' only chance to be in a playoff game...

Mercy.

Some coaches have kept the playoffs in perspective and surmised correctly that they didn't deserve to go to the playoffs.

Anaheim boys coach Conrad Byars knew his team's 4-20 record last year didn't merit a playoff appearance. The Colonists stayed home.

On the other hand, the Valencia boys team finished fourth in the Orange League with a very respectable 6-4 league record and 15-10 overall mark in 1991-92. The Tigers petitioned for admittance to the playoffs and then made it through three rounds of the playoffs before being eliminated in the quarter-finals.

Bravo.

And there is still a provision for that kind of team. At-Large berths were up for grabs, since a 32-team bracket is not always filled up by the eligible teams.

Fourth-place teams (or fifth-place in eight-team leagues) from extremely competitive leagues like the Orange, Sea-view and Sunset boys, and the Empire, Garden Grove and South Coast girls received playoff berths to fill in brackets.

But these teams were selected by a committee of knowledgeable (and sensible) people, bent on picking the most qualified teams.

This was good planning.

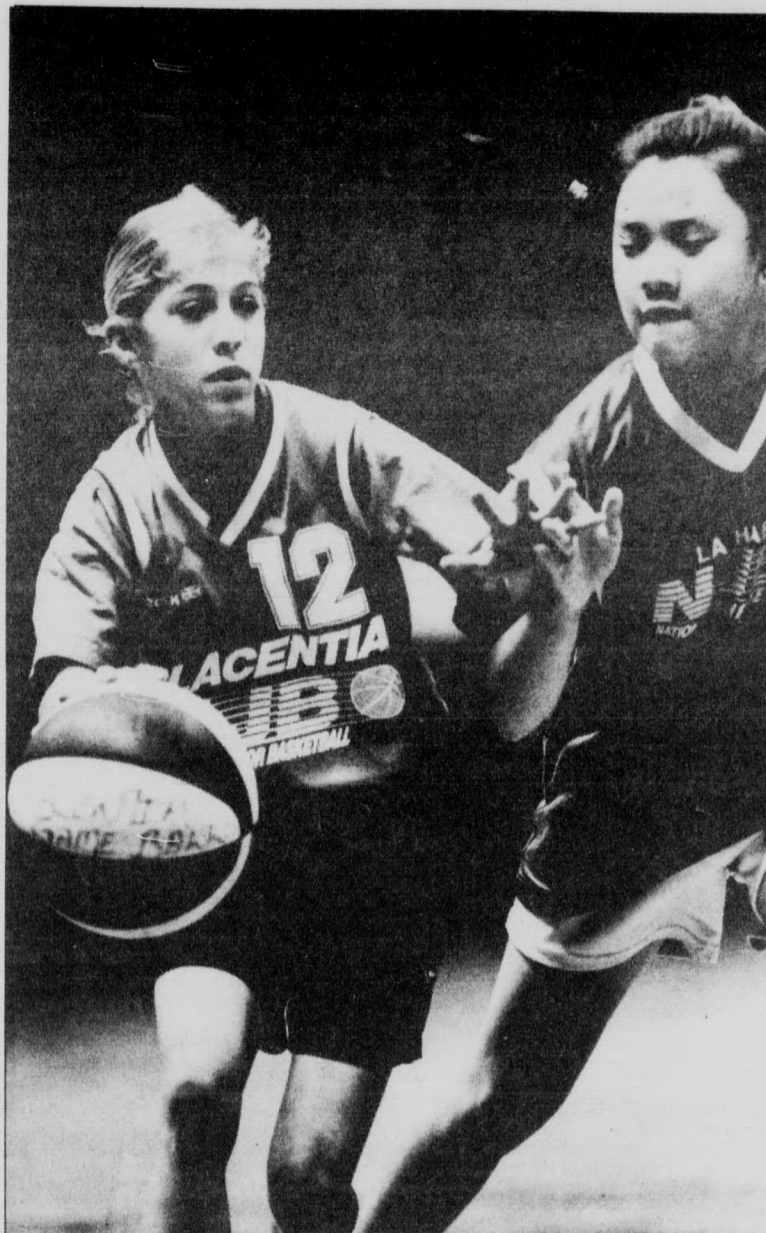
The all-inclusive format was a gimmick, designed to add interest (and teams by the busload) to the playoff process.

OK, the CIF-SS gave it a shot.

Sanity has returned.

YOUTH HOOPS

Division 3 Hawks squander chance to go undefeated



Jack Hancock/North County News
Kelly Manke of the Placentia Blazers races the ball upcourt against La Habra during National Junior Basketball Division 1 girls action Sunday at Valencia High School. La Habra won easily, 36-15.

Squad loses to Rockets by a dozen

North County News

After going through the season without a loss, the Placentia Division 3 Hawks dropped their last regular season game, 35-23, to the Rockets in National Junior Basketball play.

Jeremy Byrne and Matt Rettke scored 11 points each to lead the winners.

In other Division 3 games, the Bulls edged the Knicks, 37-35; the Celtics received 13 points from Chris Bales to defeat the Clippers, 28-21; and the Blazers defeated the Lakers, 32-24, thanks to 13 points by Mike Harter.

Division 2 action saw the Celtics beat the Lakers, 47-33, and the Blazers defeat the Magic, 53-42, to give the two winners co-championships in the division. In the other game, the Bulls routed the Pacers, 42-25, as Brad McKinney hauled down 19 rebounds.

In Division 1, the Heat beat the Warriors, 54-44, as Darren Drennan scored 29 points and the Lakers defeated the Blazers, 46-34, led by 10 from Ray Ramirez.

The seventh grade All-Net Knicks split their two games, beating Temecula, 70-52, and losing to Brea, 59-50. In the two games, Sal Leanos netted a combined 43 points and 23 rebounds.

Also, the eighth grade All-Net Boys Running Rebels lost to Villa Park, 68-35.

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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of VICTOR CARL SCHMELZER aka VICTOR SCHMELZER
A PETITION has been filed by Ruth Lugar in the Superior Court of California, County of Orange.
THE PETITION requests that Ruth Lugar be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on March 18, 1993 at 1:45 p.m. in Department 703 located at 341 The City Drive South, Orange, California 92668.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Section 9100 of the California Probate Code. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Section 1250 of the California Probate Code. A request for Special Notice form is

available from the court clerk.

Attorney for Petitioner:
ROBERT O. VOGELI
7755 CENTER AVE., STE 505
HUNTINGTON BEACH, CA 92647
(714) 898-8777

Publish: Placentia News Times
Feb. 18, 25, Mar 4, 1993
#23-077

FICTITIOUS BUSINESS NAME STATEMENT

F558600

The following person(s) are doing business as:

TEAM MEMORY
13408 Heritage Way, #152
Tustin, CA 92680
1. DAVID JUMANI
13408 Heritage Way, #152
Tustin, CA 92680
2. CASS K. SINCLAIR
13408 Heritage Way, #152
Tustin, CA 92680
This business is conducted by co-partners.

The registrant commenced to transact business under the fictitious business name or names listed above on January 25, 1993.

/S/ CASS K. SINCLAIR
This statement was filed with the County Clerk of Orange County on January 25, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-052

FICTITIOUS BUSINESS NAME STATEMENT

F558691

The following person(s) are doing business as:

BIG HEART SLIDE CO.
937 Rashford Dr., Dept. 1
Placentia, CA 92670
1. MICHELLE MARIE LUTGEN
937 Rashford Dr.
Placentia, CA 92670
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on January 26, 1993.

/S/ MICHELLE MARIE LUTGEN
This statement was filed with the County Clerk of Orange County on January 26, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-053

FICTITIOUS BUSINESS NAME STATEMENT

F556793

The following person(s) are doing business as:

G & S COMMUNICATIONS
5311 1/2 Bishop
Cypress, CA 90630
1. GARY SCHNEIDER
5311 1/2 Bishop
Cypress, CA 90630
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on January 8, 1993.

/S/ GARY SCHNEIDER
This statement was filed with the County Clerk of Orange County on January 8, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-050

CLASSIFIED WORKS! CALL (714) 634-1567

CNS1080738 NOTICE OF TRUSTEE'S SALE

Trustee Sale No: F-392
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AS SHOWN BELOW, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, interest thereon, fees, charges, and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: Richard E. Johnson
Duly Appointed Trustee: Exoco-Corp., A California Corporation

Trust Deed Date: March 12, 1992 Recording Date: March 19, 1992
Instrument Number: 92-168398
Recorded in County of Orange, State of California
Date and Time of Sale: March 11, 1993 at 10:00 A.M.

Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA.

Estimated Sale Amount: \$73,000.00

Legal Description of Property: Lot 4 of Tract 1118, in the City of Placentia, as Per Map Recorded in Book 35, Pages 37 and 38 of Miscellaneous Maps, in the Office of the County Recorder of Orange County, California.

Street Address of Property (or Other Common Designation, if any): 152 Arroyo Drive, Placentia, CA 92670.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: February 9, 1993
Exoco-Corp., A California Corporation, as said Trustee, 221 South Old Vista, San Clemente, CA, 91072 (714) 492-6280
BY: Roy Kuntz

Publish: Placentia News Times
February 18, 25, March 4, 1993
#23-084

ASAP 75640
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 7, 1988. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST
T.S. NO. 88712 RL
LOAN NO. 910698

NOTICE is hereby given that Serrano Reconveyance Company, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Ha Seon Yu and Sung Ja Yu, husband and wife, Recorded 06/17/1988, in book--, page--, Inst. #88-287511 of Official Records in the office of the County Recorder of Orange County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 02/27/1992, in book--, page--, Inst. #92-115113 of said Official Records, will sell on 03/12/1993 at 1:00 P.M. at the North front entrance to county courthouse, 700 Civic Center Drive West, Santa Ana, CA, at public auction, to the highest bidder for cash (payable at the time of sale in lawful money of the United States), all right, title, and interest, conveyed to and now held by it under said Deed of Trust in the property situated in said County and State and described as follows:

LOT 3 OF TRACT NO. 9694, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 403, PAGE 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, PETROLEUM, ASPHALTUM, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ABOVE THE DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF, SUBJECT TO THE RESERVATION OF CERTAIN DRILL SITES AND EASEMENTS IN CONNECTION THEREWITH.

APN 340-432-35
The street address and other common designation, if any, of the real property described above is purported to be: 424 Massachusetts Lane, Placentia, CA 92670. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of sale is: \$212,016.81.

In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Said sale will be made without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal of the note secured by said deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust.
SERRANO RECONVEYANCE COMPANY
4900 RIVERGRADE RD., STE. 2870
IRVINDALE, CA 91706
(818) 814-6370
Dated: 02/03/1993

By: MARTHA MORENO
ASSISTANT SECRETARY

Publish: Placentia News Times
Feb. 11, 18, 25, 1993

NOTICE OF ORDINANCE ADOPTION

(ORDINANCE NO. 93-0-104)

NOTICE IS HEREBY GIVEN THAT the Placentia City Council at their regular meeting of February 16, 1993, adopted Ordinance No. 93-0-104, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA AMENDING PORTIONS OF CHAPTER 3.20 CONCERNING TRANSIENT OCCUPANCY TAX.

In summary, the ordinance deletes the reference to a written agreement between the hotel operator and the occupant and clarifies the ordinance.

The Placentia City Council adopted Ordinance 93-0-104 by the following vote:

AYES: COUNCILMEMBERS: ECKENRODE, MORENO, NEWTON, DOWNEY, TYNES
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

This ordinance becomes effective thirty (30) calendar days from the date of adoption. Full copy of the above ordinance is posted for public inspection in the Placentia City Clerk's Office, 401 East Chapman Avenue, Placentia, (714) 993-8231.

EDMUND M. PONCE
CITY CLERK

Publish: Placentia News Times
Feb. 25, 1993

AT YOUR SERVICE... DIRECTORY SERVICE TO LIST YOUR SERVICE CALL (714) 634-1567

AT YOUR SERVICE... DIRECTORY SERVICE TO LIST YOUR SERVICE CALL (714) 634-1567

TAC 81484 NOTICE OF TRUSTEE'S SALE

Loan No. 1552670/KOH
T.S. No. A145222
UNIT CODE A

A.P. #336-443-02

LA MESA TITLE COMPANY as duly appointed Trustee under the following described deed of trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks specified in Civil Code Section 2924th (payable in full at the time of sale) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

TRUSTOR: YEUNG SEOB KOH, MYUNG HYE KOH, BENEFICIARY: WESTERN FEDERAL SAVINGS & LOAN ASSOCIATION, recorded March 16, 1989 as Instr. No. 89-135383, In Book--Page-- of Official Records in the office of the Recorder of Orange County; said deed of trust describes the following:

LOT 70 OF TRACT NO. 8886, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 355, PAGES 40 THRU 43, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/09/89. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

420 ARMSTRONG DRIVE, PLACENTIA, CA 92670

"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)." The beneficiary under said Deed of Trust, by reason of a breach or default in the obligations secured thereby, heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written notice of default and of election to cause the undersigned to sell said property to satisfy said obligations, and thereafter the undersigned caused said notice of default and of election to be recorded October 30, 1992 as Instr. No. 92-742192 In Book--Page-- of Official Records in the office of the recorder of Orange County;

Said sale will be made, but without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be held on: March 4, 1993, at 1:30 p.m. in the lobby to the building located at 601 South Lewis Street, Orange, California 92668.

At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described deed of trust and estimated costs, expenses, and advances is \$260,665.77. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.
Date: 2/02/93

LA MESA TITLE COMPANY
as said Trustee
By T.D. SERVICE COMPANY, agent
By Frances DePalma, Assistant Secretary
601 South Lewis St.
Orange, CA 92668
(714) 385-4700

IF AVAILABLE, THE EXPECTED OPENING BID MAY BE OBTAINED BY CALLING THE FOLLOWING TELEPHONE NUMBERS ON THE DAY BEFORE THE SALE: (714) 385-4837
OR (213) 627-4865
Publish: Placentia News Times
Feb. 11, 18, 25, 1993

#23-064

SUMMONS (CITACION JUDICIAL)

NOTICE TO DEFENDANT: (Aviso a Acusado)
JOYCE MARIE ANDERSONIN an individual, and Does 1 through 10, inclusive
YOU ARE BEING SUED BY PLAINTIFF:

(A Ud. le esta demandando)
GEOFFERY WESTON ROLLINS, an individual
You have 30 CALENDAR DAYS after this summons is served on you to file a typewritten response at this court.

A letter or phone call will not protect you; your typewritten response must be in proper legal form if you want the court to hear your case.

If you do not file your response on time, you may lose the case, and your wages, money and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

Despues de que le entreguen esta citacion judicial usted tiene un plazo de 30 DIAS CALENDARIOS para presentar una respuesta escrita a maquina en esta corte.

Una carta o una llamada telefonica no le ofrecera proteccion; su respuesta escrita a maquina tiene que cumplir con las formalidades legales apropiadas si usted quiere que la corte escuche su caso.

Si usted no presenta su respuesta a tiempo, puede perder el caso, y le pueden quitar su salario, su dinero y otras cosas de su propiedad sin aviso adicional por parte de la corte. Existen otros requisitos legales. Puede que usted quiera llamar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de referencia de abogados o a una oficina de ayuda legal (vea el directorio telefonico).

The name and address of the court is: (El nombre y direccion de la corte es)

ORANGE COUNTY SUPERIOR COURT
700 Civic Center Drive West
Santa Ana, CA 92701
CASE NUMBER: (Numero del Caso) 698579

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(el nombre la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es)

KERMIT N. SPRANG (SB #062876)
414 No. Placentia Avenue
Placentia, CA 92670 GARY L. GRANVILLE, COUNTY CLERK, (ACTUARIO)

(714) 528-0193
Dated: October 21, 1992 BY J.G. SHACKELFORD Deputy (Delegado)

Published: Placentia News Times
February 25, March 4, 11, 18, 1993

#23-091

FICTITIOUS NAME STATEMENTS ATTENTION: BUSINESSMEN BUSINESSWOMEN

If you are doing business under a "Fictitious Business Name", that is, if you are doing business under a name not your own and you are an individual, partnership, trust corporation or association, you must keep an up to date fictitious name statement on file with the County Clerk in the county where you do business, or where your principal place of business is located.

You are also required to have your fictitious name statement (FNS/DBA) published in a qualified newspaper circulated in the area where you do business, once a week for four consecutive weeks.

Your first filing must be within 40 days of opening your business; the publication must be started within 30 days after the filing; and the proof of publication supplied by the newspaper publisher must be filed with the County Clerk within 30 days of the fourth, and final publication.

Once your FNS/DBA has been filed and published, it is effective for five (5) years, unless the information contained in it changes. In the event of such a change, your FNS/DBA expires 40 days after the change occurs. (A change in your residence address, however, will not cause your FNS/DBA to expire). If no change occurs, your FNS/DBA will expire five (5) years from the date it was filed with the County Clerk. And if there are any changes at all in the FNS/DBA, it must be re-published.

The fictitious business name law ensure that public notice is given and a public record kept, regularly updated, of the owners of all businesses operated under fictitious names. Anyone desiring to know who actually owns a business can obtain this information from the ORANGE County Clerk.

If you abandon the use of your fictitious business name, you should file and publish a notice of abandonment.

If a person named on your FNS/DBA withdraws from a business, a notice of withdrawal should be filed and published, or a dissolution of Partnership published if only two owners.

Notices of abandonment and of withdrawal are published in the same manner as a FNS/DBA, once a week for four consecutive weeks. A dissolution is only published once.

The NORTH COUNTY NEWS has these forms. They may be acquired free of charge.

The law regarding fictitious name statements is found in the California Business and Professions Code commencing with Section 17900.

For further information call
NORTH COUNTY NEWS
1771 S. Lewis
Anaheim, CA 92805
(714) 634-1567

PUBLIC NOTICES

Public Notice Advertising Protects Your Right To Know

FICTITIOUS BUSINESS NAME STATEMENT F558829

The following person(s) are doing business as:

TRIPLE "R" TRUCKING
1243 Bering St.
Placentia, CA 92670
1. RAYMOND RICHARD ROLF
1243 Bering St.
Placentia, CA 92670
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on January 26, 1993.

/S/ RAYMOND ROLF
This statement was filed with the County Clerk of Orange County on January 26, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-054

CNS 1078023

FICTITIOUS BUSINESS NAME STATEMENT F558274

The following person(s) are doing business as:

NONA'S DONUTS
1521 N. Placentia Ave.
Placentia, CA 92670
1. JOHN K. SIN
21042 E. Arrow Hwy. #187
Covina, CA
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

/S/ JOHN K. SIN
This statement was filed with the County Clerk of Orange County on January 21, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-055

FICTITIOUS BUSINESS NAME STATEMENT F558479

The following person(s) are doing business as:

LANOVATIONS
10601 Tammy St.
Cypress, CA 90630
1. FELIPE P. TOBILLA JR.
10601 Tammy St.
Cypress, CA 90630
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on January 8, 1993.

/S/ Felipe P. Tobilla Jr.
This statement was filed with the County Clerk of Orange County on January 22, 1993.
Published: Placentia News Times
February 4, 11, 18, 25, 1993
#23-057

FICTITIOUS BUSINESS NAME STATEMENT F559315

The following person(s) are doing business as:

PERFORMANCE CONCRETE
633 S. Melrose St.
Placentia, CA 92670
1. Porrazzo Corporation
California
19658 Castlebar Rd.
Rowland Heights, CA 91748
This business is conducted by a corporation.

The registrant commenced to transact business under the fictitious business name or names listed above on August 28, 1992.

/S/ Belinda Porrazzo, Vice President
This statement was filed with the County Clerk of Orange County on Jan. 29, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-06

FICTITIOUS BUSINESS NAME STATEMENT F559134

The following person(s) are doing business as:

S. M. IMPORT EXPERTS
92 Monticello
Irvine, CA 92720
1. Kapadia Pankaj
92 Monticello
Irvine, CA 92720
2. Kapadia Saroj
92 Monticello
Irvine, CA 92720
This business is conducted by husband and wife.

The registrant commenced to transact business under the fictitious business name or names listed above on Jan. 19, 1993.

/S/ Saroj Kapadia
This statement was filed with the County Clerk of Orange County on Jan. 28, 1992.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-058

FICTITIOUS BUSINESS NAME STATEMENT F559044

The following person(s) are doing business as:

LOVELY PLUMBING
2227 Bayside Dr.
Corona Del Mar
1. Thomas J. Lovely
2227 Bayside Dr.
Corona Del Mar
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on Jan. 28, 1992.

/S/ Thomas J. Lovely
This statement was filed with the County Clerk of Orange County on Jan. 28, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-062

FICTITIOUS BUSINESS NAME STATEMENT F559449

The following person(s) are doing business as:

VILLA PARK TRANSPORT
18212 Lincoln St.
Villa Park, CA 92667
1. Kenneth John Jacques
18212 Lincoln St.
Villa Park, CA 92667
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on Feb. 01, 1993.

/S/ Kenneth J. Jacques
This statement was filed with the County Clerk of Orange County on Feb. 01, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-063

FICTITIOUS BUSINESS NAME STATEMENT F556442

The following person(s) are doing business as:

IMAGE WEST
26941 Cabot Rd., #121
Laguna Niguel, CA 92690
1. MATT COCHRAN
113 Ave. Dolores, #A
San Clemente, CA 92672
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on January 1, 1993.

/S/ MATT COCHRAN
This statement was filed with the County Clerk of Orange County on January 6, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-072

FICTITIOUS BUSINESS NAME STATEMENT F559072

The following person(s) are doing business as:

OPENING DAY TRADING CARDS
20582 Farnsworth Lane
Huntington Beach, CA 92646
1. Charles Kelly Kraushaar
20582 Farnsworth Lane
Huntington Beach, CA 92646
2. Yolanda Kraushaar
20582 Farnsworth Lane
Huntington Beach, CA 92646
This business is conducted by husband and wife.

The registrant commenced to transact business under the fictitious business name or names listed above on Feb. 01, 1993.

/S/ Charles K. Kraushaar
This statement was filed with the County Clerk of Orange County on Jan. 28, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-066

FICTITIOUS BUSINESS NAME STATEMENT F559752

The following person(s) are doing business as:

DAVCOM ENT
524 Hunt Dr.
Placentia, CA 92670
1. Jean Pierre David
524 Hunt Dr.
Placentia, CA 92670
2. Frances David
524 Hunt Dr.
Placentia, CA 92670
This business is conducted by husband and wife.

The registrant commenced to transact business under the fictitious business name or names listed above on Feb. 01, 1993.

/S/ Jean Pierre David
This statement was filed with the County Clerk of Orange County on Feb. 03, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-067

FICTITIOUS BUSINESS NAME STATEMENT F559417

The following person(s) are doing business as:

THE AFFORDABLE SECRETARY
1153 Curie Lane
Placentia, CA 92670

1. Kelly Oswalt
1153 Curie Lane
Placentia, CA 92670
2. Lynne S. Waterson
1163 Curie Lane
Placentia, CA 92670
This business is conducted by a general partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

/S/ L. S. Waterson
This statement was filed with the County Clerk of Orange County on Feb. 01, 1993.
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-069

ARE YOU OPENING A NEW BUSINESS?
Remember to file your Fictitious Business Name Statement. Call our Legal Dept. for information.
(714) 634-1567

FICTITIOUS BUSINESS NAME STATEMENT F559759

The following person(s) are doing business as:

GOLDEN WEST FINANCIAL MANAGEMENT
17401 Irvine Blvd., Ste. E
Tustin, CA 92680
1. STEVEN LINWOOD MORT
8215 E. White Oak Rg. #18
Orange, CA 92669
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on February 3, 1993.

/S/ STEVEN LINWOOD MORT
This statement was filed with the County Clerk of Orange County on February 3, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-070

FICTITIOUS BUSINESS NAME STATEMENT F558145

The following person(s) are doing business as:

UNION FOODS INCORPORATED
320 Kalmus Dr.
Costa Mesa, CA 92626
1. UNION INCORPORATED
California
320 Kalmus Dr.
Costa Mesa, CA 92626
This business is conducted by a corporation.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

/S/ Kwan Soo Kim
This statement was filed with the County Clerk of Orange County on January 19, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-071

FICTITIOUS BUSINESS NAME STATEMENT F559976

The following person(s) are doing business as:

TWIN PALMS MOBILEHOME PARK
800 W. Orangethorpe
Placentia, CA 92670
1. HAROLD J. ANDERSON
19020 Starvation Mtn.
Escondido, CA 92025
2. ANDREW G. ANDERSON
402 Blueridge Pl.
Escondido, CA 92026
3. ERIC D. ANDERSON
10757 N. Glen Abbey
Oro Valley, AZ 85737
This business is conducted by a general partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on February 10, 1993.

/S/ LAILA MILLIGAN
This statement was filed with the County Clerk of Orange County on February 10, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-073

FICTITIOUS BUSINESS NAME STATEMENT F558582

The following person(s) are doing business as:

SMILE TRAVEL SERVICES
9732 Garden Grove Blvd., #3
Garden Grove, CA 92644
1. YOUNG MI CHO
1420 S. Vinevale St.
Anaheim, CA 92804
2. KWANG WOO LEE
1481 W. 179th St.
Gardena, CA 90248
This business is conducted by a general partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on January 25, 1993.

FICTITIOUS BUSINESS NAME STATEMENT F559969

The following person(s) are doing business as:

RESUMES, ETC. N J B L I T E R A C Y ENTERPRISES N J B INFORMATION RESEARCH
2019 E. Orangethorpe
Placentia, CA 92670
1. NITA BUSBY
2019 E. Orangethorpe
Placentia, CA 92670
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on 1980.

/S/ NITA BUSBY
This statement was filed with the County Clerk of Orange County on February 4, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-074

FICTITIOUS BUSINESS NAME STATEMENT F556996

The following person(s) are doing business as:

BIZ MART OFFICE PRODUCTS SUPERCENTER
#202
3509 South Bristol
Santa Ana, CA 92704-7245
1. Biz Mart Inc. Delaware
2000 E. Lamate Ste. #700
Arlington, TX 76006
This business is conducted by a corporation.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

/S/ Biz Mart Inc.
This statement was filed with the County Clerk of Orange County on Jan 11, 1993.
Published: Placentia News Times
Feb 18, 25, Mar. 4, 11, 1993
#23-076

FICTITIOUS BUSINESS NAME STATEMENT F560589

The following person(s) are doing business as:

PATIENT CARE
231 Barks Lane, #J
Placentia, CA 92670
1. ROBABEH ESMAILI
231 Barks Lane, #J
Placentia, CA 92670
2. LAILA MILLIGAN
231 Barks Lane, #J
Placentia, CA 92670
This business is conducted by a general partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on February 10, 1993.

/S/ LAILA MILLIGAN
This statement was filed with the County Clerk of Orange County on February 10, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-078

FICTITIOUS BUSINESS NAME STATEMENT F560374

The following person(s) are doing business as:

JENKINS AVIATION COMPANY
23046 Avenita Carlot, No. 490
Laguna Hills, CA 92653
1. EDWARD HANLY
27062 Via Callad
Mission Viejo, CA 92691
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on February 8, 1993.

/S/ Edward Hanly
This statement was filed with the County Clerk of Orange County on February 8, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-079

FICTITIOUS BUSINESS NAME STATEMENT F559515

The following person(s) are doing business as:

PULSE HEALTH SERVICES
3150 Bristol St., Ste. 230
Costa Mesa, CA 92626
1. COASTAL COMMUNITIES HEALTH SYSTEMS, INC.
CA
2701 S. Bristol St.
Santa Ana, CA 92704
This business is conducted by a limited partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

/S/ Catherine M. Pelley
This statement was filed with the County Clerk of Orange County on February 1, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-080

FICTITIOUS BUSINESS NAME STATEMENT F560437

The following person(s) are doing business as:

STANFORD DRIVING SCHOOL
17177 #C Brookhurst ave.
Fountain Valley, CA 92707
1. Omid Aiaie
6001 Hackamore ave.
Anaheim, CA 92801
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on 02-09-93.

/S/ Omid Aiaie
This statement was filed with the County Clerk of Orange County on Feb 09, 1993.
Published: Placentia News Times
Feb. 18, 25, Mar. 4, 11, 1993
#23-081

NOTICE OF ORDINANCE ADOPTION (ORDINANCE NO. 93-0-105)

NOTICE IS HEREBY GIVEN THAT the Placentia City Council at their regular meeting of February 16, 1993, adopted Ordinance No. 93-0-105, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA AMENDING CHAPTER 23.80 SATELLITE DISH ANTENNAS OF THE PLACENTIA MUNICIPAL CODE.

In summary, the ordinance makes minor changes to the requirements for the installation of satellite dish antennas in the city and makes the zoning requirements of Chapter 23.80 easier to understand.

The Placentia City Council adopted Ordinance 93-0-105 by the following vote:

AYES: COUNCILMEMBERS: ECKENRODE, MORENO, NEWTON, DOWNEY, TYNES
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

This ordinance becomes effective thirty (30) calendar days from the date of adoption. Full copy of the above ordinance is posted for public inspection in the Placentia City Clerk's Office, 401 East Chapman Avenue, Placentia, (714) 993-8231.

EDMUND M. POUNCE, CITY CLERK
Publish: Placentia News Times
Feb. 25, 1993
#23-090

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) have abandoned the use of the Fictitious Business Name:

BONDED DISCOUNT CLEANERS
16540 S. Harbor Blvd., Suite C
Fountain Valley, Calif., 92708
The Fictitious Business Name referred to above was filed in Orange County on April 10, 1992. File No. F527941
Full Name of Registrant:
1. Rhonda Kay Galvan
17106 Ash St.
Huntington Beach, Calif., 92647
This business was conducted by an individual.

/S/ Rhonda K. Galvan
This statement was filed with the County Clerk on Jan. 27, 1993
Published: Placentia News Times
Feb. 11, 18, 25, March 4, 1993
#23-061

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) have abandoned the use of the Fictitious Business Name:

J.B. COMPANY
336 New Hampshire
Placentia, CA 92670
The Fictitious Business Name referred to above was filed in Orange County on July 17, 1992. File No. F538589.
Full Name of Registrant:
1. WILLIAM H. HACKLEY
336 New Hampshire
Placentia, CA 92670
This business was conducted by an individual.

/S/ WILLIAM H. HACKLEY
This statement was filed with the County Clerk on February 3, 1993.
Published: Placentia News Times
February 18, 25, March 4, 11, 1993
#23-075

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. A167601
Kawaljit Singh and Manjit Singh on behalf of Ashish Singh, a minor have filed a petition for an order to change names from Ashish Singh to Amandeep Singh.

It is hereby ordered that all persons interested in this matter appear before this court in Department No. 703 of the Orange County Superior Court at 341 The City Drive, P.O. Box 14171 Irvine, California 92613-1571, on April 6, 1993 at 2:00 o'clock p.m., and then and there show cause, if any they have, why the petition for change of name should not be granted.

It is further ordered that a copy of this order to show cause be published in Placentia News Times a newspaper of general circulation published in this county, at least once a week for four consecutive weeks prior to the day of hearing.

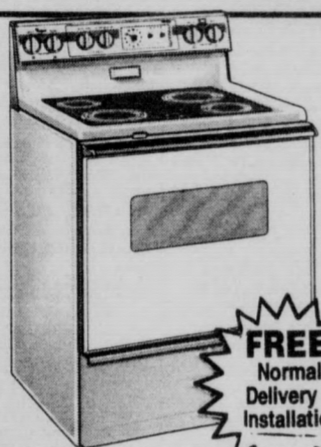
Dated: February 17, 1993
JULEE ROBINSON
Judge/Commissioner of the Superior Court
Published: Placentia News Times Feb. 25, Mar. 4, 11, 18, 1993
#23-088

NORTH COUNTY NEWS
Legal Dept.
(714) 634-1567

CTS

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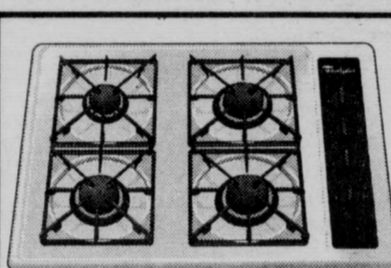
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- 4 Hour Delay Wash Option
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- Clean Touch
- Flush Console and Hidden Door Latch
- New Generation Styling
- ColorQuick™ Panel System - Almond/Black

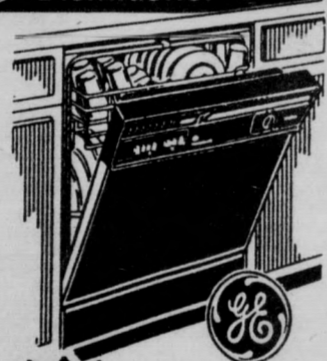


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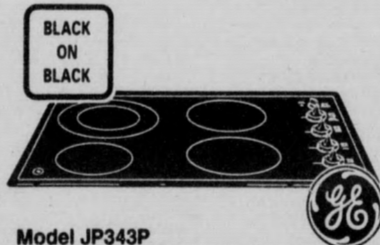
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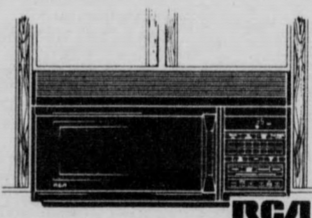
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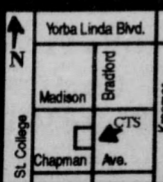
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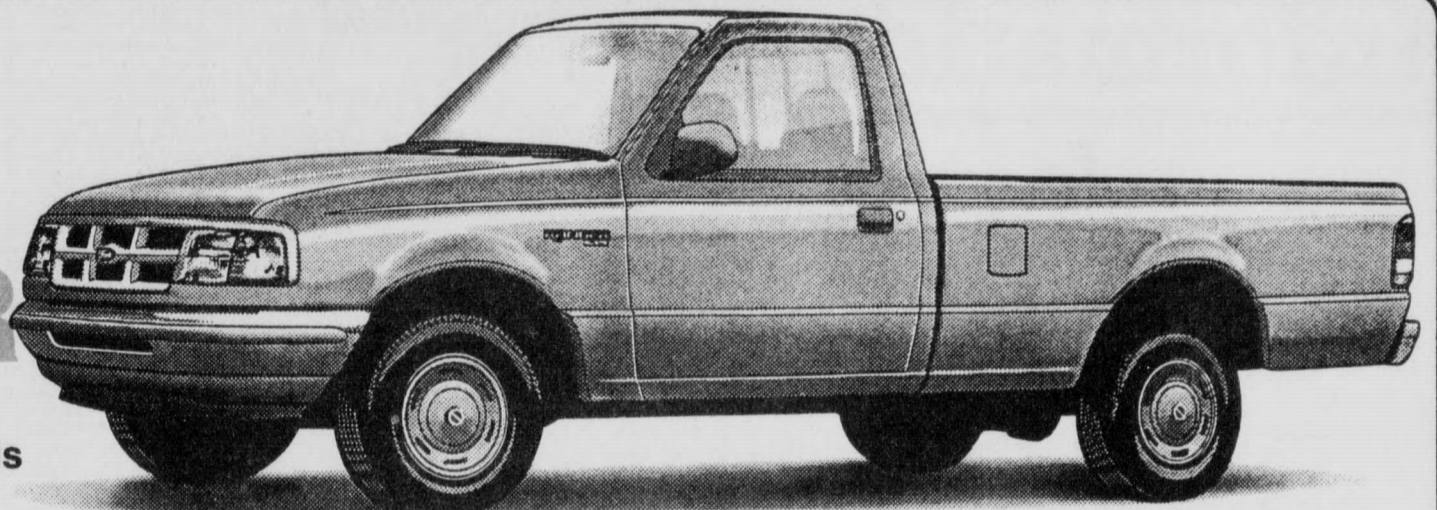
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- ☒ Power Steering
- ☒ Overdrive Trans.
- ☒ Handling Pkg.
- ☒ Cast Aluminum Wheels
- ☒ AM/FM Stereo Cass.
- ☒ Clearcoat Paint

TOTAL BEFORE DISCOUNTS.....\$10,969
MFG. PACKAGE DISCOUNT.....-\$238
MFG. SUGG. RETAIL PRICE.....\$10,731
FAIRWAY DISCOUNT.....-\$741
SALE PRICE.....\$10,040
FORD REBATE.....-\$750
YOUNG BUYER REBATE.....-\$300

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TOTAL
DISCOUNTS
& REBATES
\$2329

'93 SUPER CAB RANGERS

- ☒ XLT Trim
- ☒ Comfort Cab Pkg.
- ☒ Clearcoat Paint
- ☒ Handling Pkg.
- ☒ Overdrive Trans.
- ☒ Fuel Injected Eng.

TOTAL BEFORE
DISCOUNTS.....\$12,319
MFG. SUGG. RETAIL
PRICE.....\$12,319
FAIRWAY
DISCOUNT.....-\$1279
SALE PRICE.....\$11,040
FORD REBATE.....-\$750
YOUNG BUYER
REBATE*.....-\$300
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DISCOUNTS
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- ☒ Power Windows
- ☒ AM/FM Stereo Cass.
- ☒ Dual Electric Mirrors
- ☒ Auto. Overdrive Trans.
- ☒ Clearcoat Paint

TOTAL BEFORE
DISCOUNTS.....\$21,505
MFG. PACKAGE
DISCOUNT.....-\$950
MFG. SUGG. RETAIL
PRICE.....\$20,555
FAIRWAY
DISCOUNT.....-\$1815
SALE PRICE.....\$18,740
FORD REBATE.....-\$750
5 AT THIS PRICE
(A63797) (A63785) (A89052)
(A81498) (A89047)



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'91 JEEP WRANGLER Hardtop, air & pretty tool! (101764) \$11,490	'90 FORD AEROSTAR "EDDIE BAUER" Auto., P/W, PDL, CC, tilt, exc. cond., extended length, 4.0L, V6, dual air. (9530A/2UEB392) \$11,490	'88 GMC C2500 EXTENDED CAB Auto., P/W, P/S, P/B, PDL, AM/FM stereo cass., air, tilt, cruise, cstm. whls & tires, Sierra Pkg., cstm. shell, 1 owner. (208950) (9247A) \$11,990	'92 FORD TAURUS GL SEDAN Auto., P/S, P/B, PDL, AM/FM stereo cass., air, tilt, cruise, prof. maintained former rental, extra clean, 13K miles. Only 17K miles. (2YDF865) (P158212) \$11,990	'91 MAZDA MX6 Auto., P/W, PDL, AM/FM stereo cass., air, tilt, cruise, low mile beauty, even has moonroof. (2XYG102) (9350A) \$12,890
'90 DODGE VAN CONVERSION TD custom paint, way too much to list. Must see. (2SFD361) \$12,990	'92 MERCURY SABLE WAGON Auto trans., p/w, p/s, p/b, p/dl, am/fm stereo cass., a/c, tilt, cruise, luggage rack. Professionally maintained, former rental. Fun for the whole family. (2YOH901) (P1569R) \$12,990	'91 FORD TAURUS SHO Moonroof, leather, CD, JBL & more. (2XHW613) \$14,990	'90 FORD 1 TON DUALY TRUCK HEADQUARTERS Gotta see this! (4C61393) \$14,990	'91 FORD F250 SUPERCAB XLT w/full roll along pkg., 460 V8, color matched shell. (4J66103) (9446A). CALL FOR DETAILS

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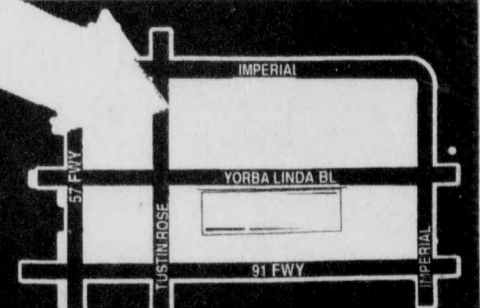
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Collie with white chest.
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brown with blue eyes
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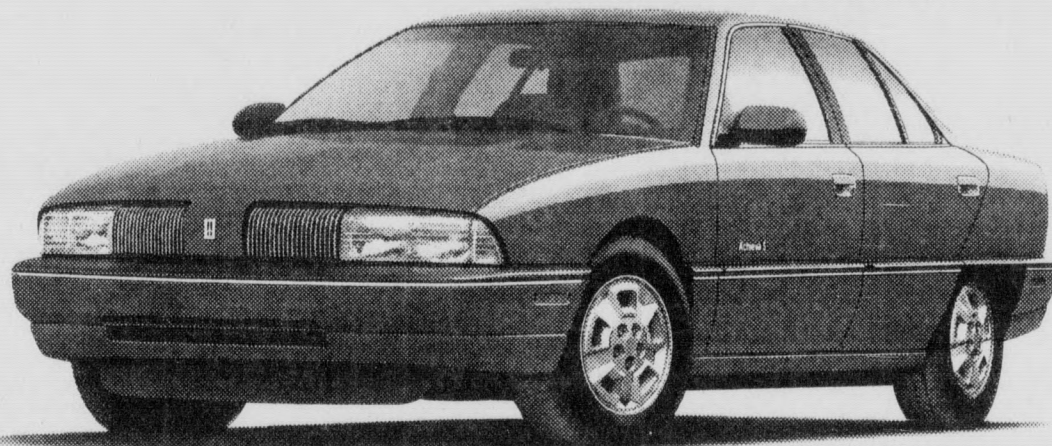
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(317706)

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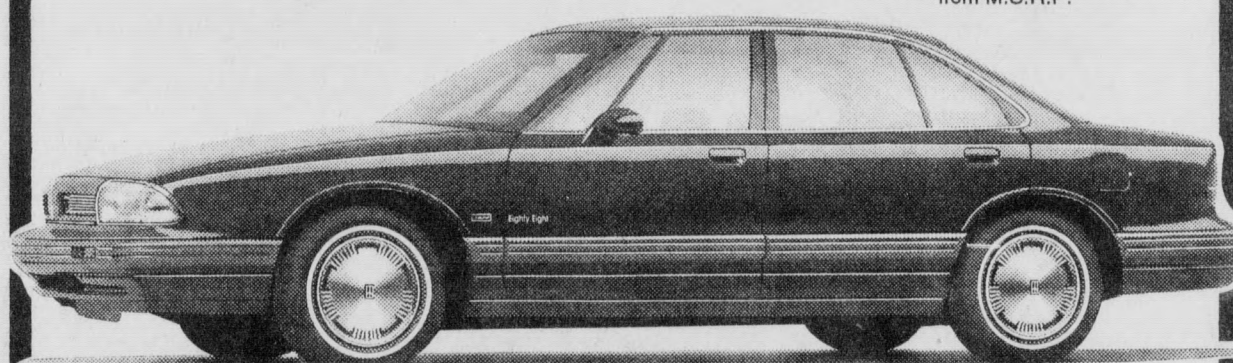


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CAR CORNER

THE AUTO TUTOR

Solutions to your car problems from the Automobile Club of Southern California

QUESTION: I recently moved to the mountains and I keep overhearing my neighbors talking about road ice. Although I have a Ford Explorer 4WD, they recommend chains or "spiked" snow tires. If I got spiked tires, I wouldn't have to hassle using and removing chains. Are spiked tires legal? What type of chains are best for this situation?

ANSWER: Link-type chains offer better traction for stopping than cable chains, according to a National Safety Council study. However, a more recent study conducted by the California Highway Patrol showed little difference between the traction devices. The quality of the material and construction, and the type of material used as fasteners have more to do with their test results than the actual type of chain. Check your owner's manual to determine if a particular type of chain is recommended or not recommended for your vehicle.

Some tests have shown that spiked snow tires outperform chain tires for traction and stopping. Spiked snow tires are legal on California highways from November 1 to April 1. However, check with your local law enforcement agency to learn if they are legal locally.

QUESTION: The air conditioning in my 1988 Olds 88 is broken and the dealer said that a basic check would cost \$56 plus \$10 per pound of freon. He said a major overhaul could be as much as \$800. This sounds expensive! I remember not too long ago when I could buy freon for \$1.50.

ANSWER: Recent new laws have made working with air conditioning

more complex. The coolant liquid, Freon 12, has been determined to damage the ozone layer in the atmosphere. As a result, the federal government initiated a gradual phase out process to eliminate its use. Starting in January 1992, Freon 12 could not be purchased by consumers. At the same time, air conditioning shops were required to buy expensive recycling equipment and become officially certified to replace Freon. These requirements help the atmosphere but they do increase the cost of air conditioning repair. The Auto Club suggests you find a competent, certified air conditioning technician to check your system. The mechanic should look at the electrical and refrigeration components of the air conditioner. Often, the problem is as simple as a bad fuse or an unplugged wire. If the electrical system is okay, however, you can expect to pay for repairs over and above the basic check to repair the refrigeration components.

QUESTION: My 1981 Toyota Supra has a power steering problem. The longer I drive the car, the harder it is to steer at slow speeds and around tight turns. I took the car to a shop, where the mechanic said the power steering pump was faulty. I had it replaced for \$600. The steering isn't better, and now my fluid level keeps going down. Did they do something wrong?

ANSWER: The Auto Club suggests you return to the garage and have the mechanic pressure check your power steering system. It's possible that you have hose leaks, a defective filler cap or that the new

pump is defective. Also, check your tire pressure. Underinflated tires make steering more difficult, too. If you can determine that the shop did not replace your power steering pump, the Auto Club suggests you call the Bureau of Automotive Repair at 1 (800) 952-5210.

QUESTION: Is it normal and necessary to have the brake rotors and drums resurfaced when having a brake job done on your car?

ANSWER: Brake rotors and drums should be resurfaced during a brake job, according to most manuals. Resurfacing creates an even thickness on the entire surface of the rotors and drums. This prevents the brakes from pulling to one side, allows even wear and prolongs the life of the brake pads and shoes that you have installed. You could see a significant loss in braking performance if you don't have rotors and drums resurfaced.

Questions for this column on automotive maintenance and repair should be addressed to: The Auto Tutor, The Automobile Club of Southern California, care of this newspaper.

A car is an investment

A good vehicle is an investment not to be taken lightly. Keeping up its appearance, inside and out, is essential to protecting that investment.

transmission could make it difficult or impossible to move the shift lever.

The proper procedure, according to the Car Care Council, is to secure the vehicle with the parking brake first, then moving the shift lever to the park position.

Regular use of the parking brake helps keep it freed up and working properly. Periodic lubrication and adjustment of the system also is recommended.

Because this is a separate mechanical braking system, independent of the hydraulic system, it can stop the vehicle in the event of brake failure.

The parking brake: 'Use it or lose it'

QUESTION: What's the least used component of an automobile?

ANSWER: Parking brake. About to park on a steep hill and nothing happens when the parking brake is applied? The cable or linkage could have become rusted from lack of use. The only option is to put the transmission in park (or in low gear on a standard transmission), which most motorists do any way. This can be unsafe on a steep grade. The pressure against the parking pawl in the

CLASSIC CAR OF THE WEEK



Barbara Baker of Villa Park can't help talking about her dream car, a 1953 Ford convertible. The car is a seafoam green Sunliner. It is powered by a V-8, 239.4-cubic-inch, 110 horsepower engine with an automatic transmission. The car sold brand new for about \$3,000. Baker wasn't sure of the value of the car in its current "polished condition." The 1953 production car at Ford was the pace car used in the 50th anniversary of the Indianapolis 500 auto race.

Be careful Heavy rains generally are followed by streets and roadways in various forms of disrepair. Motorists should use extreme care, both during a storm and after it.

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89 F350, 460, 3sp auto, gear vander 5th wheel ready

B AND B CHEVROLET/GEO

"Our 21st Year Of Serving The Orange County Area"

NEW '93 CHEVY ASTRO VANS

- Front and Rear Air • Extended
- CL Trim • 8 Passenger • P/Windows
- P/Drivers Seat • P/Locks • Tilt
- Cruise • Big 4.3 V6 CPI Engine
- Electronic Instrumentation
- Luggage Carrier • Rear Heater
- Aluminum Wheels • Electric Mirrors
- Locking Differential • Auto
- Even More Equipment Than Listed
- Fully Equipped



VIN 138682, 138476, 140400, 142037
Astro CL Extended Passenger Van

CHEVY'S MSRP \$22,827**

\$19,999*

\$1,000

LESS GM REBATE

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- Extended-Body Astro Van •
- Four-Wheel Anti-Lock Brake System (ABS) Standard •
- Largest Standard V6 In Its Class •
- Best Towing In Its Class! •
- Dutch Doors w/Remote Liftgate •

*When properly equipped.

**EVERY ASTRO VAN IN STOCK
SALE PRICE REDUCED**

OVER 20
TO CHOOSE

Plus you get

\$1000.00

EVERY ASTRO
REDUCED

GM Rebate or GMAC Special
5.9 APR to 48 mos. **

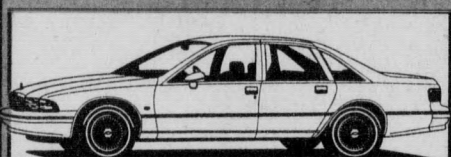
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Over
\$3800**

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CORVETTE
COUPE!!**

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"IN THE WRAPPER"
1992 CORVETTE ZRI
WHITE ON WHITE COUPE
SAVE \$1000'S & \$1000'S
BY 2/28/93**



2 AT THIS PRICE
'93 CAPRICE CLASSIC SEDANS

MSRP\$19,777
BAND'S DISCOUNT PRICE*\$17,999
LESS GM REBATE**\$1,500

YOUR NET PRICE \$16,499



SORRY ONLY 1 AT THIS PRICE
'93 BERETTA

MSRP\$14,194
BAND'S DISCOUNT PRICE*\$12,999
LESS GM REBATE**\$1,000

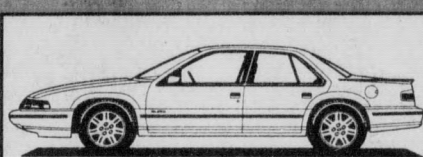
YOUR NET PRICE \$11,999



2 AT THIS PRICE
'93 CORSICA LT'S

MSRP\$14,194
BAND'S DISCOUNT PRICE*\$12,999
LESS GM REBATE**\$750

YOUR NET PRICE \$12,249



1 AT THIS PRICE
'93 LUMINA SEDAN

MSRP\$15,829
BAND'S DISCOUNT PRICE*\$14,299
LESS GM REBATE**\$800

YOUR NET PRICE \$13,499

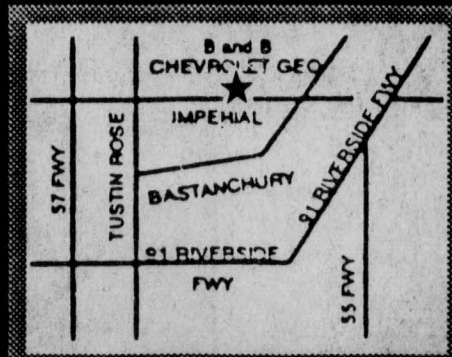


1 AT THIS PRICE
'93 CAVALIER COUPE

MSRP\$10,899
BAND'S DISCOUNT PRICE*\$10,299
LESS GM REBATE**\$400

YOUR NET PRICE \$9899

91 GEO METRO 5 spd, cassette, 4 door, 53mpg city, 58mpg hwy., Lic 2STV492 \$3,999	90 GEO PRIZM Auto, air, cassette, under 20,000 miles Lic 2RGH105 \$6,999	89 NISSAN 240SX SE, sunroof, wheels, P/windows, air, 5 spd, cassette. VIN 042717 \$8999	88 JEEP WRANGLER Sahara Sport, 6 cyl, Laredo, wheels, new top. Lic 2KAG151 \$7,499
90 JEEP CHEROKEE Laredo, 6 cul, wheels, auto, air, P/W, P/L, cassette. "White Knight". Lic 2UNU003 \$13,999	90 JEEP CHEROKEE LTD Leather, wheels/tires, P/seat, P/W, P/L, air, 6 cyl, "Black Beauty". Lic 2APU611 \$15,999	91 OLDS "98" Regency Elite, all power. Very nice car. Under 16,000 miles. Lic 2XDJ309 \$14,999	90 FORD F150 P/U XL Super Cab, 4.9 6 cyl, 5 spd, air, tilt, cassette. Under 23,000 miles. VIN A62861 \$8999
88 ASTRO "LT" VAN LT Pkg, p/W, P/seat, P/L, front & rear air, wheels. Lic 2KJR404 \$8,999	87 ASTRO CONVERSION VAN Cassette w/ equalizer, contempo conversion, auto, air, wheels, full power. Lic 3BIC210 \$9499	90 ASTRO VAN CL Pkg, front & rear air, wheels, running boards, P/seat, P/W, P/L, much more. Lic 2RWY058 \$13,999	91 ASTRO VAN CL, 4 captain chairs, front and rear air, wheels, full pwr. Lic 3AFH262 \$14,999
91 ASTRO "LT" VAN LT Pkg, P/W, P/seat, P/L, wheels, front & rear air. Real nice. Lic 042717 \$15,499	88 FORD AEROSTAR VAN Eddie Bauer Pkg, front & rear air, 3 seats, full pwr, auto, cassette. Lic 2JQR518 \$9,999	91 PONTIAC TRANSPORT VAN SE, Sport Pkg, P/seat, P/W, P/L, air, V6, 4 captain chairs, cassette. Lic 2TAE132 \$13,999	92 CHEVY LUMINA APV VAN V6, auto, air, tilt, cassette. Lic 3AFS151 \$9,999



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Keep that great GM feeling
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GM QUALITY
SERVICE PARTS

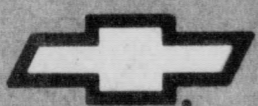
579-5100

*Plus sales tax, lic., DOC fee, dealer added options (if any). All vehicles subject to prior sale.
**GM Rebate or Special GMAC financing 5.9% APR to 48 months on approved credit by GMAC.
***12.999 on '92 Astro Cargo Vans is net after \$1000 GM Rebate.

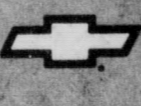
Special financing varies by model. Call for details.

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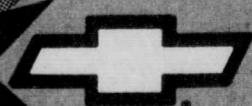
Your Friendly
Neighborhood Dealer
With Low, Low Prices



CHEVROLET
GEO



Serving Your
Needs
For 63 Years!



We Pay Cash For Used Cars

'84 FORD LTD <small>#233682. Auto, P/S, air, P/wind, PDL, tilt, cruise, AM/FM cassette, tu tone paint, under 41,000 miles.</small> \$4,287	'85 CHEVY EL CAMINO <small>#9133722. V8, auto., air, P/W, PDL, tilt, cruise, cassette, camper shell. REDUCED TO SELL</small> \$5,987	'88 CHEVY CORSICA SDN <small>#230920. V6, auto., air, P/S, P/W, PDL, tilt, cruise, cass., low miles, mag wheels.</small> \$5,987	'90 CHEVY LUMINA EURO <small>Fully equipped. #209342</small> \$7,987	'90 GEO STORM GSI <small>Auto, air, P/S, AM/FM cassette, cust. wheels. #568577</small> \$7,987
'91 CHEVY S10 P/U <small>TAHOE PKG. 4.3 V6 long w. base, P/W, PDL, tilt, cruise, AM/FM cass., bed liner, cst. whls. #202093</small> \$8,987	'88 PLYMOUTH VOYAGER SE <small>V6, auto., air, P/S, P/B, tilt, cruise, stereo. #734868</small> \$8,987	'92 CAVALIER "R.S." SEDAN <small>Super low miles, air, P/S, P/B, auto., tilt, PDL, 2 to choose from FMR Rental #209078, #197943</small> \$8,987	'87 CHEVY 1 TON DUALY SILVERADO <small>454 V8, auto, air, P/S, P/B, P/wind., PDL, tilt, cruise, AM/FM cassette, fuel tank, camper shell, cust. wheels, tow pkg. ID #117847.</small> \$9,987	'92 CHEVY CORSICA <small>Sedan, V6, auto air, pwr. steer, many options. 5 to choose from. FMR daily rental. ID #229412, 273572, 234787, 166467, 197947</small> \$9,987
'92 CHEVY CAPRICE <small>V8, auto., air, P/S, AM/FM, cass., tilt, cruise, P/W, PDL. FMR Daily Rental. #137563</small> \$11,987	'89 FORD AERO STAR EDDIE BAUER PKG. <small>V6, auto., air, P/S, P/W, PDL, tilt, cruise, cass., tu-tone & much more. Low miles. #17285</small> \$13,787	'92 CHEVY ASTRO CS CS EXTENDED VAN <small>V6, auto., air, P/S, P/B, stereo, & much, much more. FMR Rental. #183965</small> \$13,987	'91 CHEVY ASTRO VAN <small>V6, auto, air, P/S, P/wind., PDL, tilt, cruise, cassette, cust. wheels, & much more. Under 30,000 miles. #136251</small> \$15,287	'89 GMC SUBURBAN <small>Auto., 350V8, P/W, PDL, air & rear air, tilt, cruise, cassette. #524229</small> \$16,887

The All New '93 Camaro

"Order Yours Today"

'93 Chevy 1/2 Ton P/U

Short wheel base, air, AM/FM cassette, radial tires, custom bumper. ID #1561916

\$12,687

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There's no reason to settle for second best, when GM Goodwrench parts readily available and competitively priced. GM Goodwrench parts are designed specifically for your GM vehicle. So they fit right, they work right, and they last longer. GM Goodwrench branded parts are available only at your GM dealer. So stop in and discover the difference Mr. Goodwrench makes. Get genuine GM parts from Mr. Goodwrench at:

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COUPON Winter Tune-up Special

Spark Plugs
Adjust timing
Clean PCV Valve
Inspect All Vac Hoses
Check air cleaner filter
Check all fan belts
Road Test

20% Discount

COUPON Winter Cooling System Special

Power Flush complete cooling system
Check all hoses, belts
Fill with 2 gallons fresh coolant

20% Discount

COUPON Winter Transmission Special

Change trans oil
Replace trans pan gasket
Install trans filter

20% Discount

SERVICE SPECIALS EXPIRE 3-4-93

'92 Chevy Metro 4 Dr Hatchback

Auto, air, Stereo, Low Miles
FMR Daily Rental
ID #756505 1 ONLY

\$7287

'92 Chevy Berretta

V6, auto, air, P/S, P/Dr locks, tilt, cust. wheels, anti-lock brakes.
ID #236577 1 ONLY
FMR Rental

\$9987

'92 Chevy Lumina Euro Sedan

V6, auto, air, P/S, cassette, P/dr locks, P/wind., tilt cruise, alloy wheels.
ID #158861, 146776
2 TO CHOOSE FROM
FMR Rental

\$11,987

'92 Geo Storm

Auto, air, stereo.
FMR Rental.
ID #534109 1 ONLY

\$8697

'92 Chevy S-Blazer 4 Dr Tahoe Package

4.3 V6, auto, air, P/S, P/wind, P/dr locks, tilt, cruise, ABS brakes, AM/FM, cassette, cust. wheels.
ID #207365

\$15,987

100% Financing on Approved Credit

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BETWEEN HARBOR & EUCLID

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CHEVROLET

GEO

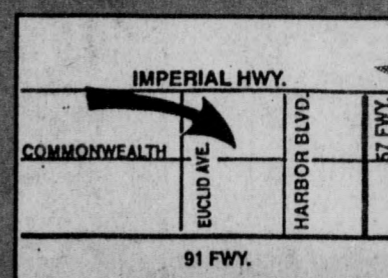
SERVICE & PARTS MON.

7 A.M. - 7 P.M.

TUES. - FRI.

7 A.M. -

5:30 P.M.



All cars are subject to prior sale. All prices are plus tax, license and documentary and (used) smog fees. *400 AVAILABLE TO ELIGIBLE 1ST TIME BUYER. OFFER EXPIRES 3-1-93

February 25, 1993

Section C



Real Estate RESOURCE

Anaheim • Anaheim Hills • Brea • Buena Park • Cypress • Fullerton • La Habra • La Palma • Orange • Placentia • Yorba Linda

HOME OF THE WEEK

Presented by Prudential California Realty of Orange

This custom estate offers approximately 4,900 square feet of luxury living. Entry through double leaded doors leads to a dramatic foyer and formal living areas, including separate step-up area for grand piano.

Details include crown mouldings, coffered ceilings, four fireplaces, a security system, home automation system and much more. It is perfect for an active family. The home has five bedrooms, separate library and a bonus room.

The five-car garage is arranged to easily accommodate a 36-foot recreational vehicle. The full acre of grounds provides a pool, spa, waterfall and play area with room to add a tennis court or horse facilities.

Entertaining is easy and elegant with the flowing floor plan and gourmet kitchen. For quieter moments there is a master suite with fireplace and opulent bath area.

The home is offered at \$1,100,000. To arrange a private showing, call Chris McKeen at 997-2410.



THIS WEEK'S BEST BUYS



ATTENTION FIRST TIME BUYERS

Well maintained 2 BR, 1 BA w/copper plumbing, updated roof, new carpet, new vinyl flooring, painted inside and out and 2 car garage. \$134,450.



NO NEED TO PREVIEW

This condo shows like a model and has 2 BRs, 1 BA, new carpet, paint and a new kitchen floor, inside laundry. Excellent location. \$142,500.



HURRY, HURRY, HURRY

This residence won't last at this price, it has 3 BRs, 1.75 BA, new paint inside, fam. rm. w/cozy FP & a large laundry room. Seller wants a quick escrow and will carry. Move-in condition. \$175,500.

TWO STORY END UNIT

This condo is 2 BRs, 1.5 BA, and has air conditioning, inside laundry, association pool and priced to sell now. \$110,000.

TUCKED AWAY

This condo has 2 BRs, 1.5 BA, air conditioning, almost new carpet. Price includes living room furniture and dining room. Good location. \$110,900.

GREAT BUY

2 BR, 1 BA fixer is located in a good area and features hardwood floors, and a 5800 square foot lot. Priced to sell fast. Call today. \$115,000.

YOU CAN WELL AFFORD

This 2 BR, 1.5 BA front unit condo is located in a good area and features a cozy dining area, fireplace and convenient inside laundry. \$125,900.

SPECIAL KIND OF HOME

This is a cutie, has 2 BRs, 1 BA, alley access w/2 one car garages. Walking dist. to Post Office, shopping, parks & restaurants. Call to see. \$139,822.

STUNNING CONTEMPORARY TOWNHOUSE

3 BR, 1.75 + .5 BAs. Professionally decorated, cathedral ceilings, fireplace, large master suite. Community pool. Smart buy. \$194,500.

LOVELY

3 BRs, 1.75 BA home with separate 1 BR, 1 BA guest house with fireplace, convenient inside laundry, 2 car garage. Call today, priced to sell. \$219,900.

WHITTIER ISLES

Sec. gates are the entrance of this elegant 3 BR, 3 BA home, w/assoc. pool across the street. Features include lrg. gourm. kitch., fam. rm., inside laund., cust. tile work & many more upgrades. \$284,822.

THIS WEEK'S BEST BUYS



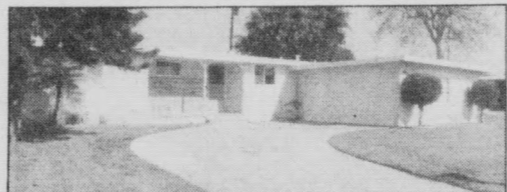
HOME FOR LIVING

Large living and dining rooms in this 3 BR, 1 BA home. Many upgrades done within the last five years. Several different types of fruit trees, R.V. parking. Better look at this one. \$169,500.



CHARM WITH ECONOMY

Good starter home with 3 BRs, 1.75 BA. Backyard has low maintenance plus a pool with a child safety net. Cui-de-sac home. Show, show, show. \$187,000.



REFLECTIONS ON LIVING

In this pool home that has 3 BRs, 1.75 BA. Freshly painted and in move-in condition. Seller wants quick escrow and will carry. Good area. \$210,000.

Century 21

Chuck Stevens

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Profiles: People • Companies on the Move • Feature Homes • Finance Page

Coldwell Banker suitors confirmed

Coldwell Banker, headquartered in Mission Viejo and the third largest residential real estate sales organization in the country, is expected to be sold within the next few weeks.

Sources have identified the possible buyers of the firm as General Electric, Ford Motor Credit, Transamerica Insurance and at least one foreign concern.

Coldwell Banker will be sold by its current owner, Sears, as a part of the retailer's efforts to restructure and streamline its operations. The asking price is reported to be in excess of \$1 billion. Such a hefty asking price has arbitrarily eliminated a number of potential suitors from the bidding process.

Coldwell Banker management talked initially of pursuing a leveraged buy out. Within weeks of Sears' announcement of the sale, however, plans were scuttled due to investment bankers' inability to confirm such a large amount of capital could be raised in today's real estate investment market.

Of the remaining potential buyers, General Electric represents the most logical choice. Coldwell Banker would be an ideal addition to GE's mortgage banking and private mortgage insurance operations.

Such an acquisition would make GE/Coldwell Banker the most diversified of the country's major real estate brokerages. Century 21, the country's largest franchise real estate system, has made



**Patrick Veling's
PROPERTY LINES**

unsuccessful attempts in the past to add mortgage and insurance services to its brokerage emphasis.

GE's current position as a leading originator and insurer of residential mortgage loans would certainly be strengthened by the addition. Its consumer credit emphasis could also be enhanced. Home buyers represent ideal prospects for revolving lines of credit, such as those available with GE's new credit card program.

There is much confusion over Coldwell Banker's position in the brokerage industry, due to its separate company-owned offices and franchising divisions.

As a franchise organization, Coldwell Banker ranks third in the nation behind

Century 21 and RE/MAX. However, Coldwell Banker's 450-company and managed offices, along with the 16,500 sales associates, together make up the country's largest wholly owned real estate brokerage firm.

The sale will include all Coldwell Banker assets, including the rights to and income from existing franchise agreements, as well as the company-owned offices.

There is a great deal of speculation about whether the buyer will emphasize and add to its company-owned offices, or instead concentrate on increasing market share by expanding its franchise operations.

One of the biggest issues facing the large real estate organizations today is whether franchises have outgrown their price-to-benefit ratio.

All of the major franchising firms have lost affiliates during the current market downturn, a fact which they attribute to the performance of the real estate marketplace and not to the performance of their franchising organizations.

However, there is a definite undercurrent within the industry to move brokerages away from franchise affiliation and toward growth and mergers into large, regional independent firms. A regional emphasis can allow firms to respond

more quickly to changes in the marketplace.

Century 21 recently announced a downsizing of its large multi-state regions to smaller, localized districts in order to allow it to be more responsive to its franchisees. This move is considered by some to be an attempt to address the current shrinking of the franchise ranks.

Regardless of who the buyer is determined to be, or whether the buyer emphasizes franchise operations or company-owned offices, Coldwell Banker will remain a major player in the national residential real estate brokerage arena.

In fact, its successful and highly profitable company-owned offices division gives it an edge over Century 21 and RE/MAX if current trends away from franchise affiliation continue.

There is even a possibility that Coldwell Banker may displace one of its top franchise competitors within the next few years.

Patrick Veling is a north Orange County real estate broker, market analyst and management consultant to real estate firms. He is a regular weekly contributor to the Real Estate Resource. You may address correspondence to him or subscribe to his free monthly newsletter by writing to our business office.

CENTURY 21 YORBA STATION

SUBMIT ALL OFFERS!

2 BRs + loft, 2 BAs, central air. 2 car attached garage. **\$148,000.**

GREAT LOCATION

Woodgate 3 BRs, 1 3/4 BA condo w/no common walls. Lg. fam. kit. w/island. Cozy FP. **\$159,900.**

PATIO HOME

3 BRs, 1 3/4 BA, cul-de-sac, walk to Brea Mall, close to freeways. Lg. private patio backs to greenbelt. **\$172,000.**

DELIGHTFUL

3 BRs, 1 3/4 BA + 1/2 baths, two story condo, liv. rm./FP, fam. kit., private patio w/spa. **\$179,900.**

JUST LISTED

3 BRs, 1 3/4 BA., 10x7 eating area in kit., dining room, liv. rm./FP, recently painted. Custom pool! **\$209,000**

HAVE RELOCATED!

3 BRs, 2 BA., spacious floor plan, above ground pool w/custom redwood deck. Make an offer. **\$219,000.**

ROOM FOR POOL!

4 BRs., 2 BA., 2010 sq. ft., extra lg. fam. rm. added. Inside laundry. Deep RV access. **\$215,900.**

BRING ALL OFFERS!

4 BRs, 1.75 BA, liv. rm. w/FP, well built home. Extremely lg. RV. Retiring and open to all offers! **\$229,900.**

LAND 1/3 ACRE

Very private area, backs to horse trail, all utilities already on property for hook up. Zoned for two horses. **\$230,000.**

MUST SELL

Priced below area sales of like model. 4 BRs., 1 3/4 BA., retreat, spacious fam. kit. has patio access to pool. **\$234,500.**

HIGHLY MOTIVATED

4 BRs., 3 BA., great location, formal din. rm., hardwood flooring, wet bar, lg. laundry shoot. **\$235,000.**

UPGRADED

3 BRs., 2 BA., liv. rm. w/FP, ideal home for retirees or small fam. **\$239,000.**

YL/PLA. SCHOOLS

3 BRs, 2 1/2 BA, tile entry, kit. w/nook & garden window, fam. rm. w/FP. **\$244,900.**

9TH FAIRWAY

Super buy, super location, overlooking the 9th fairway, 3 BRs, 2 1/2 BA, private sun/view deck. Pool/spa! **\$247,000.**

TOP OF THE HILL

Executive ranch style home with a great view of city lights, formal din. rm., large fam. rm. w/wet bar, kit. w/island and nook. 3 BRs., 2 1/2 BA. Asking **\$182,500.**

SPACIOUS ONE STORY

3 BRs., 2 BA., neutral decor, new kit., baths & entry flooring. Do not miss this pool/spa beauty. **\$269,900.**

SHOW & SELL

4 BRs., 2 1/2 BA., light & spacious one story, remodeled kit., & mbr ba., spa in private gazebo. **\$274,000.**

VALUE IN LAND

Lot can be divided into two parcels w/city approval. Loads of fruit trees, huge barn for horses or parking lots of vehicles. **\$274,900.**

TODAY'S HOMEOWNER

Beautiful sunset view. 3 BRs, 2 BA, space savers in all BR closets. Lg. private & elevated lot. **\$274,900.**

S&S SINGLE LEVEL

Shows beautifully, highly upgraded, light berber carpet, tile pavers, liv. rm. w/FP, tile roof. Pool/spa! **\$279,000.**

THIS IS IT!!

4 BRs, 2 BA, huge lot at end of cul-de-sac. Huge fam. rm./kit., new carpet/paint. Pool/spa. **\$287,000.**

DESIRABLE

View, beautifully landscaped, great floor plan, completely redone w/new carpet, liv. rm./FP. Gated for more privacy. **\$299,000.**

CUSTOM HOME

Light bright, marble entry, huge kit. w/lots of cabinets & counter space. 3 BRs, 2 baths, gated pool/spa. **\$334,500.**

POPULAR FLOOR PLAN

4 BRs., 2 1/2 BA., single story, fam. rm. w/FP, very sharp, view of hills, lots of upgrades. Very motivated. **\$365,000.**

**BOB
MacCULLOCH
777-6600**



CENTURY 21 YORBA STATION

For more information regarding full time positions in Real Estate call our sales manager Bob MacCulloch at 777-6600. Bob is interviewing for full time positions in REAL ESTATE SALES. Are you getting all you can from this market? Maybe you could be part of North Orange County's #1 team.



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Realtors on the move

Eva Jo Romero gains C-21 honors

Eva Jo Romero of Century 21 Action recently received the Centurion Award for 1992 at the Century 21 International Convention in Las Vegas.

This marks the fifth year in a row that she has earned the award and it ranks her in the top one percent of all Century 21 sales associates worldwide.

For 1992, Romero, the top agent in Anaheim, also ranked as one of the "Top 21" sales associates in Orange County. Because of her continued production, she now qualifies for the "Diamond Award" in the Masters Program.

Romero is active in her community. She has been recognized by the Anaheim Beautiful Committee for her on-going graffiti removal program and by the Salvation Army for her efforts in collecting donations for the annual CanTree and other programs.

Highlighting the Las Vegas convention were keynote presentations by talk-show host Larry King and former Middle East hostage, Terry Anderson.

Century 21 associates who supported Easter Seals were saluted by entertainer Robb Weller and 1993 Easter Seal poster child, Palaine Thies.



Eva Jo Romero

Martinelli achieves for Achievers

Sandra Martinelli of Century 21 Achievers in Yorba Linda was named Top Referral Agent for the second consecutive year, according to Denis Thomas, sales manager.

Martinelli is a consistent top performer and award winner, Thomas said. He noted that her real estate background and 15 years of marketing experience, brings first-hand experience to her clients having to relocate.

The award-winning agent is vice chairman of the Common Interest Subdivision Committee of the North Orange County Association of Realtors, which promotes the sales of condominium units throughout the north county area and reviews legislation and local governmental activity relevant to condominiums and planned-unit developments.

She can be contacted at (714) 779-8344.

Wanda Alley awarded CRS

Wanda Alley, manager of the Anaheim Hills office of Seven Gables Real Estate, has been awarded the Certified Residential Specialist (CRS) Designation by the Residential Sales Council of the Realtors National Marketing Institute, an affiliate of the National Association of Realtors. served as president of the Women's Council of Realtors Orange County Chapter in 1992. Alley is active in the California Association of Realtors, and will be 1993 Regional Chairmen for the 23rd District, as well as a member of the nominating committee.

Stepanenko is honored

Jo Stepanenko was recently honored by Century 21 Achievers for finishign as "Top Listing Agent" in 1992.

With more than six years with the Century 21 system, Stepanenko has earned the Century 21 Centurion Awards for the fifth consecutive year. That rates her among the top one percent of Century 21 agents worldwide.



Jo Stepanenko

Denis Thomas, sales manager at Achievers, said, "Jo continues to amaze her clients with her seemingly endless energy and knowledge. She proves the value and productivity of a winning attitude. She is truly a 'step' ahead in her devotion to profession and client."

Eileen Greene 10-time winner of Centurion

Eileen Greene of Century 21 Chuck Stevens in La Habra received Centurion Award honors for the tenth straight year during the recent International Convention in Las Vegas. Greene, who is a charter member of the Century 21 of the Pacific Hall of Fame, has consistently finished in the top half of the one percent of the sales associates in the worldwide system.

During her 11 years in the business her cumulated sales production has exceeded \$80 million. Greene attributes her success to quality service given her clients.

Although her primary focus in sales has been in La Habra

Heights, Greene completed successful closings in Whittier, La Habra, Brea, Fullerton, Placentia and Yorba Linda during a successful performance in 1992.

"I credit the support of my past clientele for helping me maintain consistently high production," Greene said.



Eileen Greene

PG&E to cut jobs

Pacific Gas & Electric Co. on Monday said it will eliminate 3,000 jobs, or 11 percent of its work force, as part of a sweeping three-year reorganization designed to cut \$200 million in annual costs. Half the jobs will be cut this year and the remainder by the end of 1995.

Pacific First Mortgage Company

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Eva Jo Romero

EVA JO ROMERO

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Payment as low as \$825/mo., and 3% down. Ready to move in 2 BR. condo. Located near Santa Ana Canyon and Tustin Ave. Includes Private Patio & Enclosed Garage! Only \$118,500.

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BEAUTIFUL EXECUTIVE HOME
Immaculate 2200 sq. ft. with open floor plan, mstr ste. + 3 more BRs & 2 BAs. Huge fam. room, formal dining rm., pool & in Loara High School. A delight to see and show. \$263,900. Call Marilyn 774-3389.



MOVE IN CONDITION
You will want to see this lovely 3 BR, 1.5 BA, 2 story condo in Buena Park. Absolutely immac. w/cent. A/C, cov. patio between unit & 2 car gar. Faces the green belt, is very priv. & nicely dec. Offered at \$152,000 by Sets Mori, 527-0232.



VINTAGE CHARMER
3 queen size BRs + den, din. rm., and cellar/fam. rm w/a secret passageway make this a must see. Double garage plus a barn for RV's or a contractor's equipment, on a 14,200 sq. ft. lot. Priced to sell at \$263,000. Pat or Cindie, 535-3707.



HISTORICAL AREA BEAUTY
Tudor style 2900 sq. ft. home. Newly painted in & out. Immaculate 5 BR, 2.75 BA with family room. This beautiful antique home is a pleasure to see. Priced at only \$349,000. Call Joe Gaudio at 774-3389.

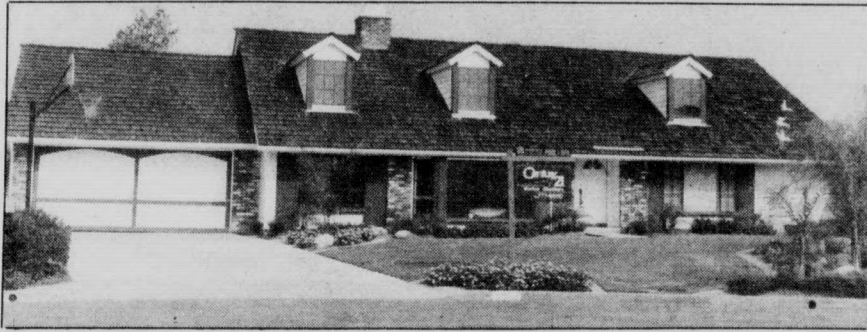
BETTER GRAB IT QUICKLY!!!

This 3 BR beauty will sell itself! Over 2,000 sq. ft. w/a large fam. room, forced air & central air conditioning, at a prestigious location, w/a new tile roof. For more information call Wally or Joe at 776-1607.

PRICED TO SELL "TODAY"

3 BR, 1.5 BAs, hardwood floors, concrete driveway & concrete RV parking, with a new roof, covered patio, new front windows, children's play area & located near the park, all for only \$149,900. Call Lowell now at 827-2053.

Featured Homes



Customized for family living

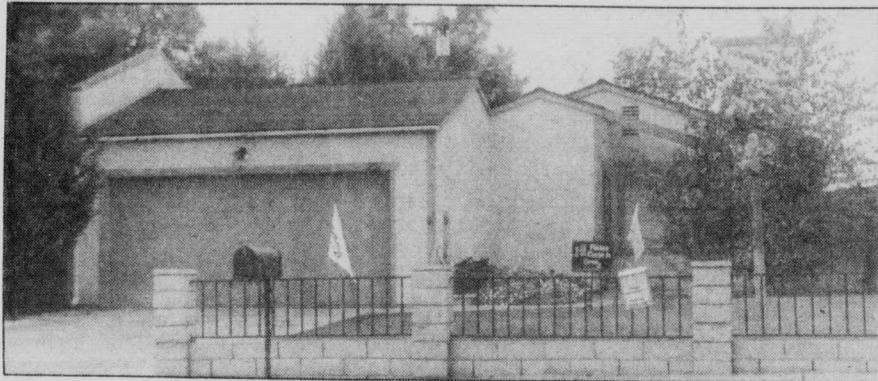
A great family pool and spa are among the highlights of this three-bedroom, two-bath Yorba Linda home.

Included in the floor design is a family room with fireplace. The kitchen features a breakfast nook and bar with self-cleaning oven/microwave, with a separate dining room. Five ceiling fans help cool the home which features

central air conditioning.

A large patio enhances the outdoors. The home is located on a large, quiet cul-de-sac.

The home is offered for \$284,900. For more information, call Faye Schneider of Century 21 Yorba Station at (714) 777-6600.



A marble-enriched home

This six-year-old La Habra home is offered for sale with special financing.

The roomy home features a marble entry that complements the marble fireplace in the living room.

The floor plan includes a formal dining area, three bedrooms and two baths. The master bedroom has its own bath with dressing area and dou-

ble closets. A kitchen window overlooks a large, private redwood deck lined by several pine trees. The backyard boasts five fruit trees. The property is priced at \$209,900.

For more information, call Sylvia Badillo of Century 21 Accent Realty at (714) 992-1000.



The perfect setting

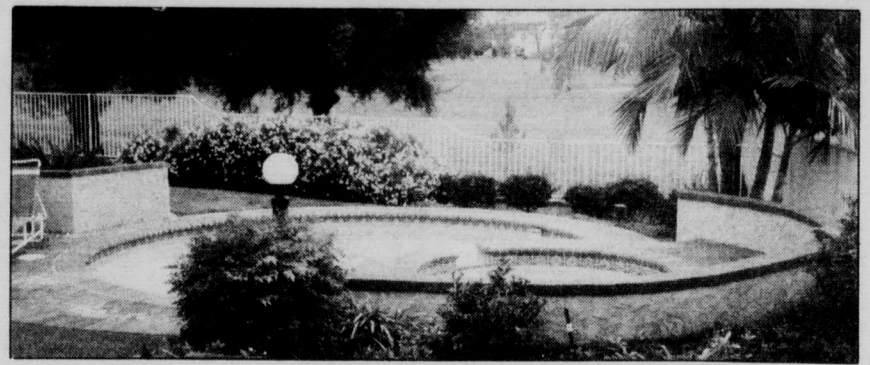
When you see the backyard, and the first thing you think is "what a perfect setting for a wedding," you know you've found the classic family home. This 2,600-square-foot home is located on almost 20,000 square feet of land, room enough for the largest of families.

With four bedrooms and 2.5 baths, the home also has large formal dining and family rooms. The living and family rooms come with fireplaces. There

are upgrades throughout.

A 42-foot swimming pool with spa and floral gardens add to the magic of the outdoors. The home, located on a quiet cul-de-sac, has a near new fire resistant roof.

The home is offered at \$595,000. For more information, call Bob Root at (714) 879-3131, or Dawn Chesley at (714) 525-3561. Both are sales associates at McGarvey Clark Realty.



A premier golf course home

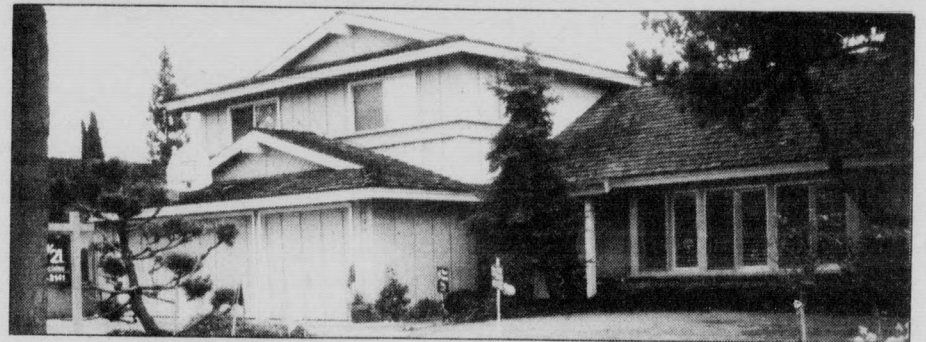
Picturesque with a view of the golf course is a tempting setting for those who love the outdoors and walking the links regularly. This exquisite pool and spa offers unwinding time after a tour of the golf course.

The Yorba Linda home that goes with this setting features a marble entry that leads to a formal living room with a marble fireplace and built-in wall unit. The walk-behind wet bar is equipped with a refrigerator

and other conveniences.

The gourmet kitchen features Corian counters, custom cabinets and upgraded appliances. A cozy fireplace adds to the comfort of the family room where the view is maximized by large windows and French doors.

The home is being marketed at \$489,000 by Century 21 Achievers. For more information, call Joyce Shore at (714) 779-8344.



It's bright and spacious

A fantastic value awaits the buyer of this four bedroom, three-bath, two-story East Anaheim home.

The master bedroom features a large dressing area. The kitchen has been remodeled. The interior also has a formal dining area and spacious living room with a brick fireplace and

wooden shutters.

The five-foot lap pool and separate spa adds a bonus to the value of the offering. The asking price of \$259,500 is as attractive as the home.

The listing agent is Eva Jo Romero of Century 21 Action. She can be reached at (714) 772-4606.



A prestigious location

This four-bedroom home in the city of Orange, comes with a large living room with a wood-burning fireplace. The kitchen has been remodeled and upgraded. The fourth bedroom could be transformed into a den or office.

The home features a tiled entry way and kitchen floor. The large patio overlooks a sparkling pool and spa.

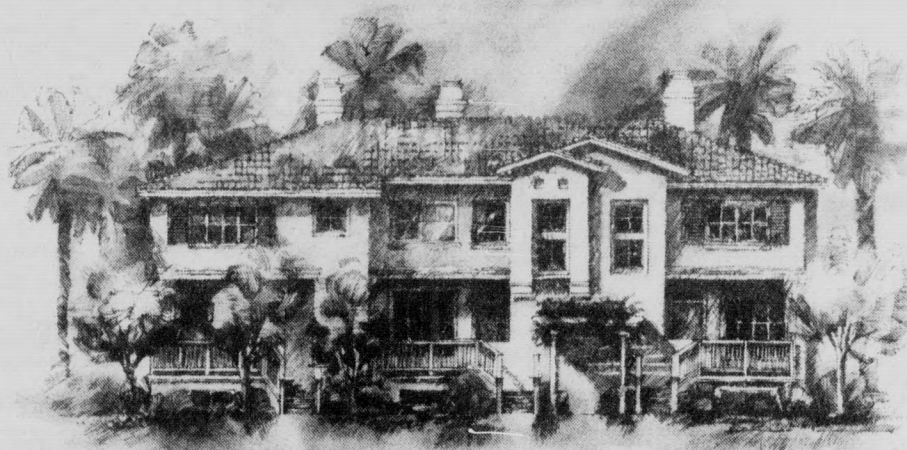
A newer roof and great curb appeal adds to the charm of this home which has a huge family room and fireplace. The price has been reduced to \$229,900.

For more information, call Jack Luce of Century 21 Hilltop Realty at (714) 974-4900.

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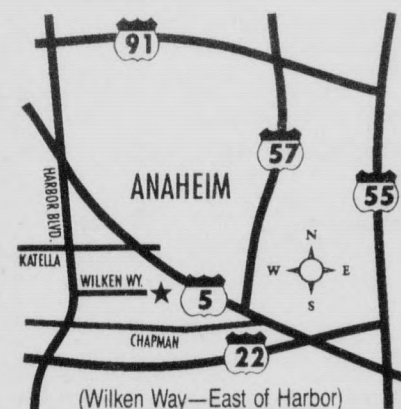


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Belle Vista plan brings back memories of Hollywood era

Designed with John Barrymore's Beverly Hills estate in mind, the Belle Vista plan at Vista Bel Aire in Yorba Linda is trimmed with refined details, reminiscent of the by-gone Hollywood era. A contemporary adaptation of the original, the Belle Vista features a large master suite similar to Barrymore's second-story "Marriage House," an innate sense of privacy found in his Liberty Hall home.

"The Belle Vista is a private retreat for those who live in it, providing an escape from the hustle and bustle of the outside world," said Gordon Hicks, vice president of sales and marketing for Brighton communities. "Fireplaces in the family room and master suite, and optional fireplace in the living room, create a warm intimate atmosphere. A private library is indicative of traditional style, while the spaciousness of the Belle Vista allows for estate living on a grand scale."

Featuring 3,785 square feet of interior living area, four bedrooms and a teen room, and 3.5 baths, the Belle Vista also includes separate living, dining and family rooms and an ample four-car garage.

Entering the Belle Vista, visitors first

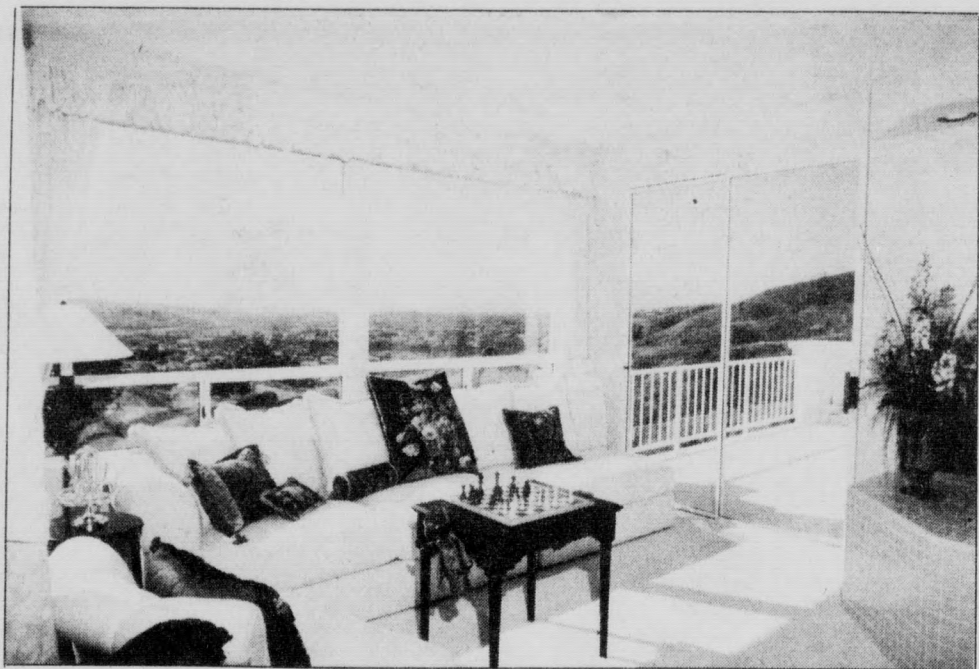
step down to a private library on one side and the living room on the other. The living area with optional fireplace is followed by the dining room and large kitchen, complete with center cooking island, pantry and breakfast nook.

The kitchen is open to the family room, featuring a fireplace with a wood box, wet bar and direct access to the downstairs bedroom and secondary bath. A laundry room, powder room and four-car garage are located on the lower level.

The upper level begins with an expansive landing area and view of the living and dining rooms below. Two secondary bedrooms and a secondary bath are situated around an optional teen room/fifth bedroom.

On the opposite side of the landing is the master suite. Features there are a sitting area for quiet repose, a crackling fireplace, large deck and a spacious bedroom area. The suite continues with a U-shaped vanity area in the master bath, walk-in closets and a Roman-style tub.

Set on minimum one-third-acre lots, homes at Vista Bel Aire are priced from



Vista Bel Aire features homes reminiscent of legendary estates

\$498,000.

To visit Vista Bel Aire, take the Riverside (91) Freeway to the Gypsum Canyon Road exit and travel north. Turn right on La Palma Avenue and left on Camino de

Bryant. Travel up the hill to Ironstone and turn left to the Vista Bel Aire models and sales office, open daily from 10 a.m. to 5 p.m. For more information, call (714) 692-2779.



Barbara Gonzalez

Barbara Gonzalez finds new career to her liking

"Education is the key to success in every area of a person's life, whether it be comparison shopping for a car, picking the right product off a supermarket shelf, or buying a new home. Learning is a lifelong process and should have a major influence in every decision we make." So says Barbara Gonzalez, who was recently honored by RE/Max International for her performance and productivity for the past two years. She has been associated with

RE/MAX of Central Orange County in Anaheim since 1990.

Having had an 18-year career as an educator in the United States, Mexico, Argentina and Brazil, Gonzalez re-educated herself as a real estate agent, beginning in 1978 when she took her first classes in finance, real estate law and sales principles. By 1986, she obtained her license and began a new career. In 1992, she completed coursework and requirements for the advanced designations

of Graduate, Realtors Institute and Certified Residential Specialist.

Her ability to speak Spanish and Portuguese has been an invaluable tool in working more effectively with buyers and sellers in central Orange County. Counseling clients in their own language and being able to relate to their experiences and culture has assisted her in ac-

quiring top agent status, according to information released by RE/MAX.

Gonzalez also combines personal interest with business. Owner of a turn of the century residence in a historical neighborhood in Anaheim, she has become an expert of architectural styles, restoration and preservation of older homes.

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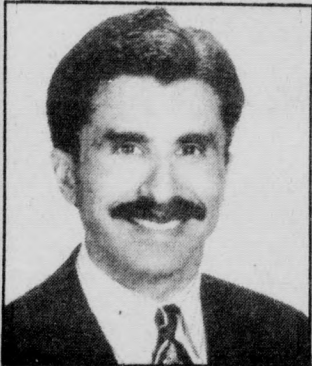
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MAX LOAN \$203,150

APR 7.102%

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RATES SUBJECT TO CHANGE

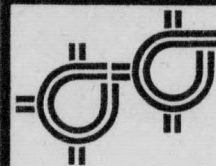


"WHERE EAGLES SOAR"

Colorado/New Mexico

Panoramic 14,000 Ft. High snowcapped VIEWS! 35 Unspoiled, secluded acres of Extraordinary Majestic Range. Smell the virgin pine forest, experience the lush mtn. top meadows alive with the presence of wildlife. One of a kind w/springs & pond. \$52,500 terms. Call John or Gina, LPI (719) 846-9867 (W) or (719) 846-4205 (H).

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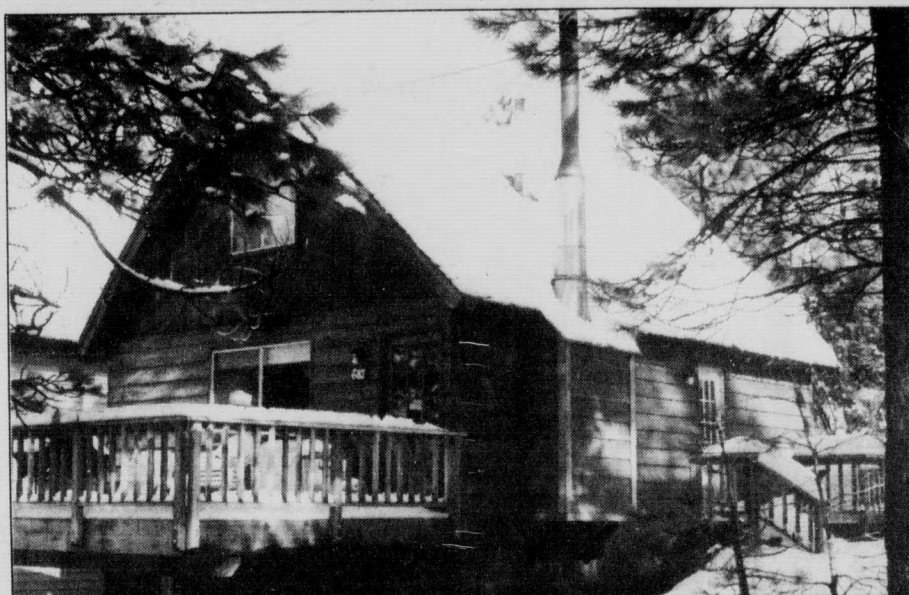
The grass is always greener

It's that famous quote, "The grass is always greener on the other side," that motivates the writing of this column. Every week, an out-of-the-area property will be featured in this space, whether it be a snowcapped mountain hide-away or a New York penthouse.

Featured this week is a designer chalet located in the Southern California mountains where the atmosphere seems worlds away.

Situated in the Big Bear Lake area, this two bedroom home is more than cozy and quaint. The home has new carpet, custom window covers, new decking and a fully equipped kitchen. To top it all, the chalet is fully furnished!

The home is perfect for the winter, be-



ing just five minutes from the ski lifts. It's also convenient for the summer months with its close proximity to the lake and all the fishing one could ever

dream about.

For more information, call listing agent Janet Stevens at ERA Bruin Trojan Realtors, Inc., at (909) 585-4991.

Rin Tin Tin slept here

This is the home that the famous canine hero, Rin Tin Tin, occupied during his time as the television wonder dog.

The home is located in Riverside across from the Fairmont Golf Course and would be perfect for those who have a lot of spare time on their hands.

Stripped of almost everything from carpet to kitchen sink, this home would

be a dream to the handyman or interior designer. Possibilities abound!

With three bedrooms, four bathrooms and more than 2,400 square feet, think about the fun you can have giving this home a personal touch.

Fireplaces are found both in the sweeping living room and master suite. The

kitchen area is expansive and perfect for large families.

The unique ranch style layout must be seen to be believed!

For more information, call listing agents Kevin and Georgia Campbell at ERA Star Real Estate Center at (714) 974-7033.



Thank heaven for little girls



Do you know who this prominent north Orange County Realtor is?

If you do, call 1-800-782-7372 and let us know! If you don't, find out next week!!!



LAST WEEK

Georgia Campbell
ERA Star Anaheim Hills
15 years in real estate
(No winner)

Attention north Orange County Realtors

Send in your baby pictures and you may win a free dinner for two on us! We will feature a different baby picture of a successful north Orange County Realtor each week.

Anyone who can guess who the featured Realtor is will receive a dinner for two at a top restaurant. If nobody guesses correctly, then the person in the photograph will win the dinner.

Sends all photos to Cristina Patterson, 8700 Warner Ave., Suite 100, Fountain Valley, 92708.

REAL ESTATE TRANSACTIONS

Transactions taken from Orange County public records. The dollar figure with the small letter "f" means full price. The dollar figure with the small letter "p" means partial price.

ANAHEIM

- 1200 W. Westmont Drive, single family residence, \$235,000f Robert K. and May L. Wong to Robert and Vicky Toscano, Jan. 21.
- 615 N. Bush St., single family residence, \$165,000f Ruben and Petra McGuire to Martin and Lourdes Gutierrez et al, Jan. 19.
- 308 S. Bush St., single family residence, Anita Hennessy to Francisco J.B. and Maria R. Rocha, Jan. 19.
- 1232 E. Broadway, single family residence, Celia B. Salas to Isabel Salcido, Jan. 25.
- 924 N. Hampton St., single family residence,

- \$160,000f Dorothy Headworth to Raul R. and Rita B. Garcia et al, Jan. 26.
- 1313 N. Lotus Place, single family residence, Reliable Investment Corp to New Horizon Family Trust, Jan. 27.
- 1245 E. Sandalwood Ave., single family residence, \$165,000f Garry C. Stewart to Fermin and Consuelo Rivera, Jan. 27.
- 1145 N. Liberty Lane, single family residence, Benito Gomez to Ruben G. Aguayo et al, Jan. 20.
- 1535 E. Canfield Lane, multi-family residence, \$10,000f Randall L. Hansen to James D. and Sharon M. Hansen, Jan. 25.
- 2302 N. Redwood Drive, single family residence, \$178,000f Joan B. Thompson to Jesus and Petra Botello et al, Jan. 26.
- 1845 S. Margie Lane, single family residence, \$181,000f Robert W. Hernandez to Jack and Elaine Roper, Jan. 25.
- 821 S. Sylvan St., single family residence, \$156,000f Robert G. and Marga Schlegel to Daniel C. and Eileen N. Kien, Jan. 27.
- 220 S. Mall Place, single family residence, \$182,000f Alan P. and Bonnie R. Wiebe to Robert D. and Barbara A. Duncan, Jan. 26.
- 325 S. Gain St., single family residence, \$189,000f

- Hazel M. Dunton to Thanh D. and Anh X.H. Do et al, Jan. 19.
- 9591 W. Random Drive, single family residence, \$197,000f Dan D. and Joanne M. Wilder to Laurentiu and Georgeta Dumbrava, Jan. 21.
- 10002 Antigua St., single family residence, \$232,500f So. California Sunbelt Development to Steven M. and Ann L. Howard, Jan. 21.
- 10052 Gravier St., single family residence, \$166,500f Ronald R. and Susan D. Post to Sambo and Marina C.N. Khuon, Jan. 21.
- 239 S. Primrose St., single family residence, \$207,000f Margaret Barnes to Michael and Mollie Rineman, Jan. 25.
- 513 S. Fann St., single family residence, \$174,500f Jeffrey and E. Cinciarelli to Steve Petrosino, Jan. 19.
- 645 S. Neptune St., single family residence, Ershel F. Warren to Carole W. McFarland, Jan. 19.
- 2128 Lullaby Lane, single family residence, Helen N. English to James A. and Helen A. Bishop trust, Jan. 25.
- 1771 W. Cris Ave., single family residence, \$150,000 Wells Fargo Bank to Jesus G. Sanchez, Jan. 22.
- 1763 S. Strathmore Place, single family residence, \$185,000f Disney Trust to Santiago and Nancy Gonzalez, Jan. 22.
- 3569 W. Cerritos Ave., multi-family residence,

- \$362,000f First American Title Ins. to Minh and Christine Vu-Dinh, Jan. 22.
- 2046 S. Mountain View Ave., multi-family residence, \$17,000p James D. and Sharon M. Hansen to Randall L. Hansen, Jan. 25.
- 243 W. Wilken Way, single family residence, \$155,000f Young Trust to Mariano C. Roxas, Jan. 22.
- 112 W. Orangewood Ave., single family residence, Robert E. Weiss Inc. (TE) to Long Beach Bank, Jan. 22.
- 630 S. Gilbuck Drive, single family residence, Professional Foreclosure to Federal Home Loan Mtg. Corp., Jan. 19.
- 1571 W. Crone Ave., single family residence, \$168,500f Kathleen J. McLeod to Charles J. and Deborah L. Rodgers, Jan. 20.
- 630 S. Adria St., single family residence, \$29,000p Owen W. and Margaret Pollard to Tiffany Phamthai, Jan. 19.
- 2546 E. Alden Place, single family residence, \$185,000f Stromquist Trust to Ion and Lidia M. Hinea et al.
- 954 S. Ambridge St., single family residence, \$193,000f Gerald L. and Kay K. Flom to Dennis M.

Please see TRANSACTIONS/10



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Real Estate Center

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IF WE DON'T SELL YOUR HOUSE, ERA WILL BUY IT!*

WITH OVER 200 AGENTS SERVING ORANGE COUNTY

NORTH ORANGE COUNTY PROPERTIES

CHECK OUT THIS PRICE ✓
1 BR bungalow with spacious loft. Wash/dry inc. Refrig. included. Scenic view. \$75,000.
841-5177. \$304.01/MO.

ATTENTION FIRST TIME BUYERS ✓
Two story, 1 BR with loft. Ceramic tile, tract lighting, cathedral ceilings. Fireplace, refurbished kit. \$89,900.
841-5177. \$364.41/MO.

CHEAPER THAN RENT ✓
Sharp 2 BR in prime neighborhood. Kit. w/brick bar, oak cabs, ceramic tile. Central air, inside laundry. Try FHA for only \$3300 down!
\$121,900. 974-7033. \$494.12/MO.

BEAT THE BANK ✓
Foreclosure loans! 3 BR, 2.5 BA, 2-car att. gar. 2 bates, priv. patio. \$129,000.
841-5177. \$522.90/MO.

THIS IS A STEAL ✓
2 BR, 1.75 BA + gar. Fish paint, new fling, upgraded baths. Good loc. \$134,900.
974-7033. \$547.18/MO.

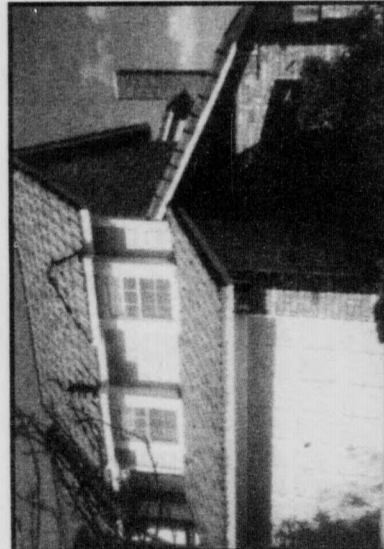
BANK OWNED TRI-LEVEL ✓
3 BR, 2 BA. Relubricated thru-out. Beamed ceilings, lrg kit. 2-car gar. Ceramic tile, new carp. fish paint. \$156,500.
841-5177. \$634.36/MO.

FULLY REFURBISHED REPO ✓
3 BR, 1 BA. Hired lrs. lam. rm., FP, 2-car gar. New paint and carpet. New appliances in kit.
\$159,900. 841-5177. \$648.16/MO.

GORGEIOUS FAMILY HOME ✓
Vacant 3 BR, 1.75 BA single sty. Lrg lam. rm, FP in liv. rm. Upgraded kit. Professionally landscaped. Wash/dry & refrig. incl. \$165,000.
974-7033. \$668.83/MO.

CAN'T BEAT THIS PRICE ✓
3 BR, 1 BA, 2-car gar. Lrg. pool and cozy FP. Owner is desperate, has bought another. Steal it at \$167,000.
974-7033. \$676.94/MO.

BANK OWNED EXECUTIVE HOME ✓
4 BR, 1.75 BA single sty. FP, lrg kit, new carpet, RV access, 2-car gar. Large yard w/ covered patio. Huge corner lot. \$169,900.
841-5177. \$688.69/MO.



CITY LIGHTS VIEW ✓
3 bedroom, 2.5 bath home with lot. Large family room, cozy fireplace, spectacular view. Gorgeous kitchen. Manicured landscaping with extensive use of brick. 2-car garage, close to shops & lws. \$200,000.
974-7033. \$810.70/MO.

COZY COTTAGE ✓
2 BR, 2 BA. Romantic FP. 2-car attached gar. Secluded back yard, covered patio, lots of space.
\$173,000. 974-7033. \$701.26/MO.

LENDER OWNED FIXER UPPER ✓
3 BR, 1.75 BA w/huge add on. Lam. rm, FP, fish and save \$\$\$ \$176,000.
841-5177. \$713.42/MO.

ONLY \$6000 DOWN ✓
3 BR, 2 story. 4 yrs new! Great neighborhood. Won't last long!
\$189,000. 974-7033. \$766.12/MO.

BANK REPO FAMILY HOME ✓
3 BR, 2.25 BA, 2 sty. Large lam. rm, FP, lrg kit. Fish paint & new carp. \$199,950.
841-5177. \$810.50/MO.

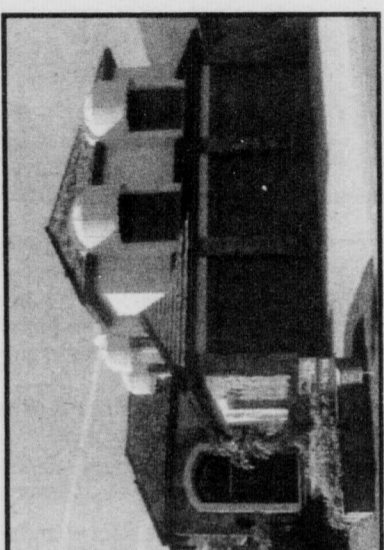
CITY LIGHTS VIEW ✓
3 BR, 2.5 BA home w/lot. Lrg family rm, cozy FP, spectacular view. 2-car gar, close to shops & lws. \$200,000.
974-7033. \$810.70/MO.

FREE PLAY HOUSE! ✓
3 BR, liv. rm, w/fireplace, remodeled baths, upgraded kit. Large corner lot, huge backyard w/ covered patio, swingset and playhouse! Your family will love it! \$209,900.
974-7033. \$851.20/MO.

FOR GOLF LOVERS
4 BR, 2.5 BA pool home by Yorba Linda Golf Course. Owner transferred and must sell quick. Ready to move in. \$289,900.
974-7033. \$1175.12/MO.

CUSTOM RANCH
Huge grounds w/parklike landscaping. Stone walkways, fruit trees. 3 BR, 3 BA, huge lam rm w/FP, country kitchen, cheerful breakfast rm. Oversized 2-car gar. \$1293.07/MO.

BEACH PROPERTIES



SEA CLIFF ON THE GREENS
Gorgeous 5 bedroom estate. 4.5 baths. Family room with fireplace, wet bar and French doors leading to stunning pool and spa. Gourmet kitchen with double ovens, double dishwashers, oak cabinets, tile counters and much more. Sweeping master suite with marble fireplace, French doors & windows, custom bath. If you deserve the best! Call to preview. \$789,500.
963-7900. \$3200.25/MO.

START HERE ✓
Lots of space, vld ceilings, oak accents, 2 patios + garage. \$123,500.
963-7900. \$500.61/MO.

LEAVING CALIFORNIA ✓
Gorgeous 2 BR w/view of park. Indoor laundry, lots of storage. Upgrades thru-out. Won't last long! \$123,000.
963-7900. \$498.58/MO.

LISTEN TO THE WAVES CRASH ✓
2 BR, 2 sty. w/cozy FP & gar. Priced way low for this area! Must sell quick. Low, low down. Only \$135,900.
963-7900. \$550.87

PERFECT FOR THE SPORTS NUT ✓
2 BR, 2 BA in gated complex. Pool, spa, tennis, volleyball & bike trail to beach! Hurry on this one! \$149,000.
841-5177. \$603.97/MO.

BEST PRICE ✓
Only 5 yrs old. 2 BR, 2 BA w/indoor laundry and garage. Owners just want out and will deal. Upgrades thru-out. \$154,900.
963-7900. \$627.89/MO.

BANK OWNED OCEAN VIEW ✓
2 BR, 2 BA beach pad. Vacant and ready to sell! \$170,000.
841-5177. \$689.10/MO.

YOU CAN AFFORD THIS ✓
Incredible 3 BR, 2 sty. New carp. fish paint & custom window coverings. FP, patio and 2-car gar. Only \$182,900.
963-7900.

GREAT FAMILY HOME
Huge 4 BR, 2.5 BA. Lrg grounds, remod. kit. Owner is anxious. \$249,000.
536-9326. \$1009.33/MO.

WATERFRONT PROPERTY
Rec. \$10,000! Gorgeous executive 2 BR, 2.5 BA, 2.5 den, 2-car gar. Prof. decorated. Vld ceilings. \$265,000.
841-5177. \$1074.18/MO.

WANTED: LARGE FAMILY
5 BR, 2.75 BA, 2 sty. Lots of space. Remod kit., new carp., skylights. Large lam rm. Prof. landscaping. Spa. \$299,900.
841-5177. \$1215.65/MO.

NO COST FINANCING IN NEWPORT!
Offered by lender owner for qual. buyer w/10% down. 2 BR, 2 BA, 1600 sqft. Villa Balboa home \$309,900. Great opportunity!
380-1288. \$1256.19/MO.

FAMILY ESTATE
Huge 2 sty, 4 BR, 2.5 BA. Lrg. lam rm w/wet bar, lrg kit, fam sized kit. New carp. fish paint. 3-car gar. Huge pl. prof landscaping. \$329,900.
841-5177. \$1337.26/MO.

EXCLUSIVE BEACH HOME
4 BR, 3.5 BA with 3 fireplaces! Formal din & liv room. Wet bar, private sundeck. 2 balconies, patio, oversized garage. \$370,000.
536-9326. \$1499.80/MO.

CUSTOM BEACH ESTATE
REDUCED \$20,000
Huge 3 BR estate. Fml din, lrg rm, gourmet kit. Separate maid's quarters. 2-car garage plus 30 foot RV garage. Private workshop, prof. landscaping, handicap access. \$459,000.
536-9326. \$1860.57/MO.

MOVING TO OREGON
4 BR, 3 BA gorgeous home. Large pool & spa. Custom decor, french or. & windows. Reduced \$22,600! Less than a mile to beach! \$464,900.
963-7900. \$1884.48/MO.

CUSTOM THREE STORY
3 BR, 2 and 2 half baths. Approx. 2625 sqft!! Oak accents, fml in. lam rm. Wet bar. Private sundeck. Walk to lch! \$459,000.
536-9326. \$1860.57/MO.

BIKE TO BEACH! ✓
3 BR, 2 BA. Cathedral ceilings. Lots of windows! Popular Green Valley tract. Lowest price in neighborhood. Relubricated thru-out. Great kitchen! \$244,500.
841-5177. \$991.09/MO.

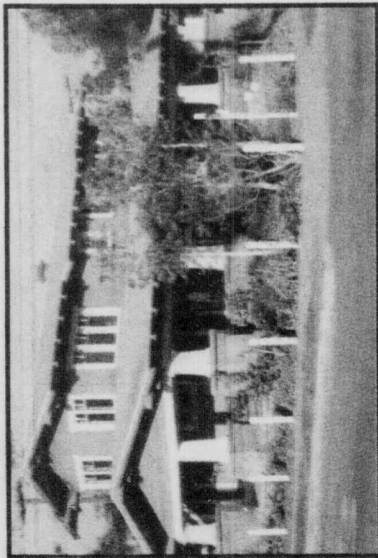
MODEL PERFECT ✓
2 BR, 2 BA w/2-car gar. Vld ceilings, fml din, remod. kit. waiting area. Custom window coverings. What a beauty! \$229,900.
841-5177. \$931.90/MO.

OWNER WANTS OUT! ✓
Fabulous 4 BR, 2 BA. Upgraded thru-out. Seller is anxious. Can't beat this price at \$223,900.
963-7900. \$907.58/MO.

BANK REPO ✓
3 BR, 1.75 BA lam. home. Lrg backyard w/cvrd patio. Great schools & area. \$219,500.
841-5177. \$889.75/MO.

RESTORED BEACH TRI-LEVEL ✓
3 BR, 2 BA. Completely refurbished. Vld ceilings, fml din, 2-car gar. Steps to beach. \$211,900.
841-5177. \$858.94/MO.

841-5177. \$688.69/MO.
family will love it! \$209,900. 974-7033. \$851.20/MO.



RESTORED HISTORICAL BEAUTY
Gorgeous craftsman architecture. 3 bedroom, 1.5 bath 2 story. Enjoy the warm summer breezes on this wrap around country porch. Upgraded plumbing & electric, hardwood floors, crown moldings, cozy fireplace. Corner lot. Come see this one! \$215,000. 841-5177. \$871.51/MO.

CUSTOM RANCH
Huge grounds, wipaklike landscaping. Stone walkways, fruit trees. 3 BR, 3 BA, huge lam rm w/rp, country kitchen, cheerful breakfast rm. Oversized 2-car gar. \$319,000. 841-5177. \$1293.07/MO.

CANYON VIEWS
Exclusive 2-sy, 4 BR, 2.5 BA. Large lam. rm w/FP. Don't miss this one! \$321,900. 974-7033. \$1304.83/MO.

CUSTOM ESTATE
5 BR, 2.75 BA, approx. 3,000 sq.ft. Granite fireplace, white walls, Cathedral ceilings. Formal dining, gourmet kit. \$325,000. 974-7033. \$1317.39/MO.

With interest rates at their lowest in 30 years and home prices down as much as

20%, the monthly cost of owning a home is as much as 50% less than three years ago!

The monthly payments shown are based on a 30-year adjustable loan with a 20% down payment and a start rate of 4.5% and 4.72% APR. Rate has a lifetime cap of 11.875%

90% and 95% loans are also available.

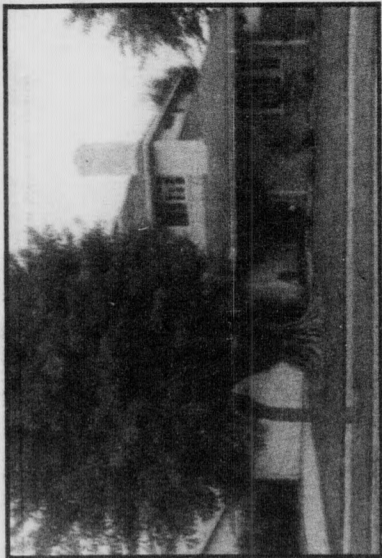
Look For The

for Payments Under
\$1000/MO.

YOU CAN AFFORD THIS
Incredible 3 BR, 2 sty. New Carp. Irish paint & custom window coverings. FP, patio and 2-car gar. Only \$182,900. 963-7900. \$741.39/MO.

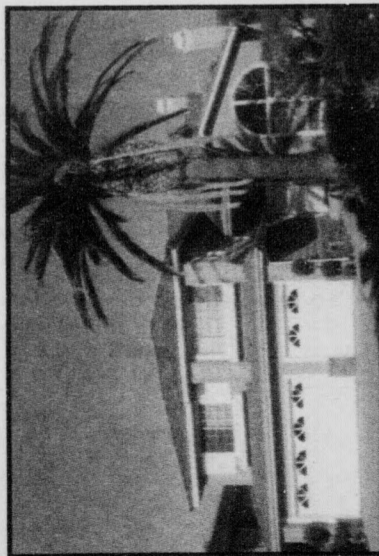
BANK REPO IN DOWNTOWN HB
2 BR cottage. Needs work. Large lot. Perfect for handyman! \$195,000. 841-5177. \$790.44/MO.

SAND BETWEEN YOUR TOES
3 BR, 2 BA w/oversized garage. Just 2 blocks to sand. \$215,000. 536-9326. \$871.51/MO.



GORGEOUS BEACH 2-STORY
Perfect for the family. 4 BR, 1.75 BA w/approx. 2156 sq.ft. Hardwood floors, formal living room w/French bay windows and fireplace. Formal dining. Remodeled kitchen. Custom window coverings, new carpet. Sweeping master w/ 2 walk-in closets and more! Sellers have bought another! \$329,900. 963-7900. \$1337.27/MO.

SOUTH ORANGE COUNTY PROPERTIES



FORECLOSED ESTATE
In Prestigious Cypress Shores. Custom 4 bedroom, 2.5 bath, 2790 sq.ft. home. Lots of windows, 3-car garage. Cozy fireplace. Vaulted ceilings. Lush landscaping. Steps to private beach! \$475,000. 380-1288. \$1925.42/MO.

DESPERATE SELLER
\$40,000 below the last sale! 2 BR, 2 BA, 2-car gar. Singl sty by golf course. Red hot sale at \$120,000. 380-1288. \$486.42/MO.

BANK OWNED EXECUTIVE SUITE
1 BR, 1.25 BA Palm Court condo. Make us an offer! \$127,500. 380-1288. \$516.82/MO.

ABANDONED IN THE HILLS
Mountain & valley views. Mediterranean home. 2 masters, cul-de-sac loc. \$132,900. 380-1288. \$538.71/MO.

OWNER LEAVING STATE
Must sell 3 BR, 1.75 BA, 2-car gar. Many upgrades. Gorgeous! \$146,000. 380-1288. \$591.81/MO.

FOR MR. FIXER
4 BR, 1.75 BA fixer. Single fam. hrm. on 8000+ sq.ft. lot. Roll up your sleeves and be prepared to work! \$150,000. 380-1288. \$608.03/MO.

FELL OUT OF ESCROW
Bank wants it sold now! 2 master suites, new cap & fresh int. 4 years new! Only \$152,500. 380-1288. \$618.16/MO.

OWNER WANTS OUT
Dramatic open floorplan. 2 BR, 2 BA, 1104+ sq.ft. Gar w/direct access. 4 years new! No Mello-Roos. \$153,000. 380-1288. \$620.19/MO.

LENDER OWNED BEAUTY
Fell out of escrow! Make an offer to rescue the 2 BR, 2 BA w/2-car gar. 1464 sq.ft. townhome! \$162,950. Call for details! 380-1288. \$660.52/MO.

BEAT THE BANK
3 BR, 2 BA, 1375 sq.ft. El Dorado home. Needs a little TLC, submit all offers! Don't wait on this one. Just \$200,000. 841-5177. \$810.70/MO.

STEAL THIS
Totally detached home in University Park! 3 BR, 2 BA. Unbelievable price, just \$209,500. Call today. 380-1288. \$849.21/MO.

BANK OWNED POOL HOME
4 BR, 2.5 BA. Approx. 1996 sq.ft. Fenced pool and spa. Don't miss this opportunity! Reduced to only \$215,000. 380-1288. \$871.51/MO.

LAKEVIEW PROPERTY
\$60,000 below comps! 4 BR, 2.5 BA, approx. 2118 sq.ft. w/boat dock! \$239,900. Call for details! 380-1288. \$972.44/MO.

MODEL PERFECT
3 BR, 3 BA, 1928 sq.ft. 2 FPs, 2-car gar. Just 3 years new! No Mello-Roos. \$240,000. 380-1288. \$972.84/MO.

LENDER SAYS "MOVE IT!"
4 BR, 2.75 BA, 2 sty. Gorgeous view home with pool and spa. This home has everything! \$250,000. 380-1288. \$1013.36/MO.

LUXURY HOME
3 BR, 2.5 BA, approx. 1728 sq.ft. Only 4 yrs old. Sweeping views, private spa. No Mello-Roos and only \$269,000. 380-1288. \$1090.40/MO.

RELOCATION FORCES SALE
Owner gone! 5 BR mini-mansion. Gourmet kit, finit din, soaring ceilings, never ending views. 3-car gar. His loss is your gain! \$309,000. 380-1288. \$1252.54/MO.

FORECLOSURE LOOMS
4 BR, 3 BA, 3-car gar, views. Finit din, gourmet kit, finit rm w/rp. Large bonus mtl Prof. landscaping. \$359,900. 380-1288. \$1458.86/MO.

REPO IN EXCLUSIVE NIGUEL SHORES
4 BR, 2.5 BA split level. Views of the ocean, city lights and rolling hills! Vacant and ready! \$379,000. 380-1288. \$1536.28/MO.

NESTLED IN THE MOUNTAINS
5 BR, 4.5 BA. Mountain retreat. Approx. 3500 sq.ft. \$400,000. 380-1288. \$1621.41/MO.

NELLIE GAIL REPO
4 BR, 4 BA mini-mansion! Approx. 3750 sq.ft. custom home w/pool and spa. Forever views. Only 4 years old! Bank wants to sell now! \$599,000. 380-1288. \$2428.09/MO.

INCOME & BUSINESS OPPORTUNITIES

MONEY, MONEY, MONEY!
23 units! Owner needs to sell, may assist or trade! All 2 bedrooms with enclosed gar. Easy to rent, building only three years old with large pool and sec. gated. \$950,000. 841-5177. Ask for Gary McDonnell.

ANTIQUE STORE
Growing business in the Antique Capital of So. Cal. One-of-a-kind merchandise for sale to the retail and wholesale trade. 841-5177. Ask for Beth Duncombe.

INVESTORS DELIGHT
Buy One - Buy All! Inmac. cond. 3 BR and three 2 BR. Easy to rent. Desirable area. Low maint. New roofs, enclosed gar. High balance on assumable loans, owners may carry! Don't miss this chance! \$439,000. 841-5177. Ask for Margaret Van Herk.

DUPLEX BY THE BEACH
Perfect for owner occupant. 3 blocks to beach, double lot. Enclosed garages, separate yards. Put the tools away! This is ready to go! \$389,000. 841-5177. Ask for Margaret.

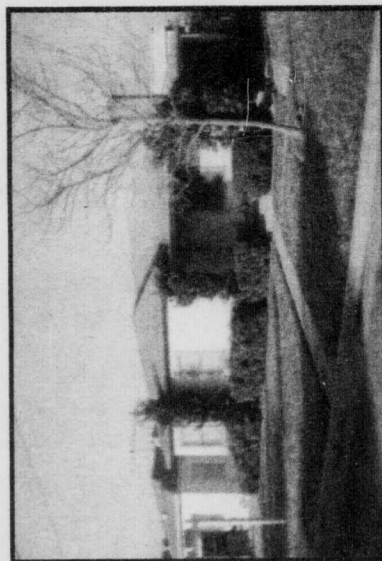
BEACH FOUR PLEX
Three 3 BR, 2 BA, one 2 BR, 2 BA. Enclosed garages. Easy to rent. Great location. Close to shops. \$365,000. 841-5177. Ask for Ti.

MONEY MAKER FOUR-PLEX
Great cash flow. Good area, no vacancy, low maint. Only \$289,000. Make an offer! 841-5177. Ask for Beth Molenkamp.

4-CONDO UNIT
Minimum down with positive cash flow! Priced for a quick sale. Don't pass this up! \$275,000. 963-7900.

SIX UNIT COMPLEX
All 2 BR, 1.75 BA w/enclosed garages. Low maint. Owner is anxious and may help. Has been reduced \$100K! \$528,000. 841-5177. Ask for Steve Zaby.

ALWAYS FULL - 7 UNITS
7 townhouse style units! Each with 2-car attached gar. 3 BR and 2 BR units. All 2 sty. w/rp, red tile fl, patio w/bbq. Complex has never been vacant. Easy to rent, in desirable location, gate guarded, close to HWYs, shops & stops. \$895,000. 841-5177. Ask for Vicki Tsang.



BARGAIN DUPLEX
Investors, don't miss this deal! Easy money, prop by the beach! Each unit spacious 2 bedrooms, 1 bath + garage. Great cul-de-sac location. Low maintenance, easy to rent! Live in one, rent the other! \$210,000. 963-7900. Ask for Jerry Conley.

MUST SACRIFICE 8 UNIT COMPLEX
Submit all offers on this. Good neighborhood. Owner is motivated and will deal. 3 BR and 2 BR units. Low maintenance. \$770,000. 841-5177. Ask for Vicki Tsang.

SANDWICH SHOP
High volume, short hours and days. Located in high rise building. Owner is gone and wants to sell fast! 974-7033. Ask for Sami.

CHINESE RESTAURANT
Fast food rest. in trophy location. Owner retiring and will sacrifice. Located in prime Huntington Beach area by McDonalds, Carl's Jr. and Marie Calendar! \$65,000. 841-5177. Ask for Vicki Tsang.

ITALIAN RESTAURANT
Net \$900/MO. Asking \$275,000. Negotiable terms. Low rent, long lease. Located in major shopping center. 974-7033. Ask for Sami.

AUTO REPAIR SHOP
Take over business \$25,000! Cash! Anaheim location. Established with high volume of business. 974-7033. Ask for Sol Weinberg.

SHEET METAL SHOP
Large w/ thousands of dollars of equipment. Large buyers list. \$600,000. 974-7033. Ask for Sol Weinberg.

GAS STATION
3 islands, 2 canopies. Both self and full serve capabilities. 2 services bays with repair facilities grossing \$6000-\$8000 a month. Cigarette sales are \$2000 a month. Asking price is \$224,000. 841-5177. Ask for Beth Duncombe.

GAS STATION
\$224,000. 2 islands and canopy. Full and self serve capabilities. Two service bays grossing \$9000 per month. 841-5177. Ask for Beth Duncombe.

GAS STATION W/MINI MART
Asking price is \$425,000. Well established, busy location. Monthly avg. is 250,000 gallons of fuel! \$42,000 in mini mart sales. 16 self-serve pumps and island card readers. Great opportunity! Call 841-5177. Ask for Beth Duncombe.

AUTO REPAIR/TIRE CENTER
Major franchise. Long lease, over \$800K gross. Over \$100K net. Excellent terms. 974-7033. Ask for Sami.

AUTO REPAIR
5000 sq.ft. 7 lifts, prime loc. 12 years established. Excellent lease, high net. 974-7033. Ask for Sami.

TRANSMISSION REPAIR
Long established. Great loc. Excellent lease. Well equipped. Low overhead, good net. Low down payment. 974-7033. Ask for Sami.

FROM THE BEACHES TO THE HILLS, WE'VE GOT ORANGE COUNTY COVERED

*Conditions apply including program participation fee, house must meet specific qualifications and purchase price will be determined solely by ERA. Additionally, a second home must be purchased through a broker designated by ERA. Call ERA STAR R.E. CENTER today to review details.

TRANSACTIONS:

FROM 7

Armstrong, Jan. 21.

□ 732 Fairhaven St., single family residence, \$142,000f Jacquelyn Miller to Holly A. Francisco, Jan. 21.

□ 1230 N. Barsten Way, industrial, \$380,000f Advance Mtg. Servicing Corp. to James D. Amato, Jan. 22.

□ 170 N. Ave Pina, single family residence, William J. and Diana Issler to James Advani, Jan. 22.

□ 189 N. Ave Encina, single family residence, \$230,000f Thomas E. Williams to Louise C. Givens, Jan. 22.

□ 1381 S. Walnut St., No. 1, condominium, \$134,000f Diana E.S.A. Hubbard to Kemer Hussein, Jan. 26.

□ 630 S. Knott St., No. 16, condominium, \$113,000f Bill L. and Edna M. Meeks to Howard N. Simpson Jr., Jan. 27.

□ 2311 S. Mira Court, No. 131, condominium, BancPlus Mtg. Corp. to Veterans Administration, Jan. 20.

□ 545 N. Clemson Drive, No. 101, condominium, Golden West Financial Corp. to World S&L, Jan. 22.

□ 629 W. Vermont St., condominium, \$110,000p Randall L. Hansen to James D. and Sharon M. Hansen, Jan. 25.

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□ 401 Catalpa Ave., single family residence, \$176,500f Clover B. Hunter to Barbara L. Griffin et al, Jan. 25.

□ 529 Pepper Tree Drive, single family residence, \$213,000f Jerry D. and Donna M. Roberts to Richard W. and Lori J. Firman, Jan. 26.

□ 204 N. Madrona Ave., single family residence, North County Exchangers Inc. to Mahbod Javadi et al, Jan. 19.

□ 204 N. Madrona Ave., single family residence, \$179,000f Madsen Trust to North County Exchangers Inc., Jan. 19.

□ 208 N. Madrona Ave., single family residence, North County Exchangers Inc. to Mahbod Javadi et al, Jan. 19.

□ 275 E. Blossom Place, single family residence, \$250,000f Wade P. Williams to David A. Mote, Jan. 26.

□ 703 N. Wagon Wheel Circle, single family residence, \$164,000f William and S. Utermouhlen to Jerry G. and Sheila Vandeudekom, Jan. 27.

□ 226 Longbranch Circle, single family residence, \$261,000f Anne S. Klima to David W. and Carolyn Hodges, Jan. 25.

□ 135 S. Wintergreen St., single family residence, \$425,500f Hirschag Trust to Tad Rivelle and K.T. Chun-Ling, Jan. 21.

□ 2928 E. Primrose Ave., single family residence, \$315,000f Leroy and Barbara J. Walker to Alan D. Tsuyuki et al, Jan. 26.

BUENA PARK

□ 5622 Fullerton Ave., single family residence, \$152,000f Pauline Barnes to Ismael and Lucy Portillo, Jan. 25.

□ 6142 Homewood Ave., single family residence, \$80,000f George P. Kass to Jose and Judy K. Lopez et al, Jan. 22.

□ 8181 Glasgow Green, single family residence, \$125,000p Donald J. and Marjorie Murray to Donna M. Rahm, Jan. 19.

□ 4967 Avila Way, single family residence, \$144,000f Elwood L. Berry III to Robert and Doreen Shackelford et al, Jan. 27.

□ 8002 San Heron Circle, single family residence, United California Financial Corp. to United California Savings Bank, Jan. 21.

□ 8699 Pinyon St., single family residence, \$281,000f William R. and Nancy A. Jones to Michael S. and Kathryn R. Chavez, Jan. 21.

□ 8220 Lime Circle, single family residence, \$160,000f Paul J. and Ruth I.G. Sharaba to Ah H. and Yeok L. Lim, Jan. 22.

□ 8616 Hemlock Way, single family residence, \$182,000f Marie J. Faris to Richard and Mary J. Mosher, Jan. 21.

□ 8616 Hemlock Way, single family residence, Alexander Klobe to Richard and Mary J. Mosher, Jan. 21.

□ 8244 Galaxy Way, single family residence, \$318,000f Dennis D. and Susan M. Wilson to Augustus and Grace Ogemeng, Jan. 27.

□ 6401 Celeste Circle, single family residence, \$179,000f Odilon M. and Melanie Jamir to Albert Antonez, Jan. 22.

□ 8415 Pierce Drive, single family residence, \$175,500f Johnice D. Miller to Ramachandra M. Rao and M. Suchitra, Jan. 27.

□ 7661 El Vino Way, single family residence, \$150,000f Raymond A. and Joseph Macera to Roger J. and Lisa L. Frankiewicz, Jan. 19.

□ 5824 Los Encinos St., single family residence, \$195,000f Michael B. Randall to Mark R. and Lindsey J. Foster, Jan. 21.

□ 7857 La Mona Circle, single family residence, \$190,000f David M. and Linda M. Backes to Sebastian and Elizabeth Ontiveros, Jan. 22.

□ 6178 Clark Way, single family residence, \$206,000f Chin-teen and Kuo C. Lai to Sadhu and Amarjit Kaur, Jan. 21.

□ 6805 Berry Ave., single family residence, \$180,000f Elgin T. and Doris I. Smith to Stephen H.T. and Marilyn M.C. Yeh, Jan. 22.

□ 6722 Rostrata Ave., single family residence, Marvin and Judith Zeidler to Barry W. and Karen M. Holland, Jan. 22.

CYPRESS

□ 5251 Myra Ave., single family residence, \$175,000f Tom Kolberg to Rodney and Cheryl E. Randall, Jan. 26.

□ 5232 Myra Ave., single family residence, \$201,000f Federal Home Loan Mtg. Corp. to General American Financial Corp., Jan. 25.

□ 4019 Larwin Ave., No. E, single family residence, Bernadette F. Cope to Garrett A. Zopf, Jan. 21.

□ 9691 Salisbury Lane, single family residence, \$260,000f David R. and Mary A. MacLagan to Marvin C. and Barbara J. DeCarlo, Jan. 27.

□ 4522 Petite Lane, single family residence, \$180,000f Manuel F. and Margaret Aragon to Jesus and Maria T.A. Ornelas, Jan. 22.

FULLERTON

□ 819 W. Valley View Drive, single family residence, Paul Kramar to Jane Rabow, Jan. 27.

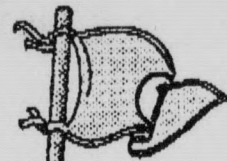
□ 1119 N. Kroeger Ave., single family residence, \$215,000f Frank C. and Marlene Sherwin to Mary K. Collins, Jan. 22.

□ 216 Kellogg Ave., single family residence, \$134,000f Steven D. and Mona L. Schantz to Cotilia M. Turcut, Jan. 27.

□ 2001 W. Valencia Drive, single family residence, Rosa M. Strickland to Ricardo and Blanca R. Reyes, Jan. 20.

□ 618 S. Alberta Place, single family residence, \$190,000f Charles M. and Renn Connolly to Raul and Glenda Chavez et al, Jan. 27.

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\$50K-\$202,300	7.375% 7.598 APR	30 yr.fxd	\$690.68
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Please see TRANSACTIONS/11

TRANSACTIONS:

FROM 10

- 217 N. Orange Ave., single family residence, \$171,500f Douglas Plaza Ltd. to Noriko Yamasaki, Jan. 22.
 □ 404 N. Michael Ave., single family residence, Cal Western Reconveyance to Pacific Inland Bank (TE), Jan. 26.
 □ 607 S. Basque Ave., single family residence, \$174,000f Gladys M. Hudson to Francis M. and Judith A. James Jr., Jan. 27.
 □ 433 W. Brookdale Place, single family residence, \$280,000f Dorothy K. Danenhauer Trust to Jerry and Linda C. Morter, Jan. 22.
 □ 407 W. Jacaranda Place, single family residence, Elmore Z. Hughes to Peggy E. Albert et al, Jan. 21.
 □ 401 W. Jacaranda Place, multi-family residence, Nora P. Ewing to Ernest R. Zoeter, Jan. 21.
 □ 2007 W. Maxxim Ave., single family residence, \$165,000f Cynthia A. Carlson to Solomon Salas et al, Jan. 21.
 □ 2010 W. Baker Ave., single family residence, \$190,000f Gary S. and Melissa Belvedere to Freddy Escobar, Jan. 20.
 □ 521 W. Hill Ave., single family residence, \$160,000f Carl A. Hoffman Trust to Raul C. and Julie a. Madrigal, Jan. 25.
 □ 2506 Monterey Place, single family residence, \$190,000f Whitford Trust to Sung H. Hong et al, Jan. 20.
 □ 1667 Camden Place, single family residence, \$277,500f Orlando and Eve A. Moreno to Jun E. and Nam S. Choi, Jan. 25.
 □ 2584 Camino Del Sol, single family residence, Robert E. Weiss Inc. (TE) to No S. and Heeshik Kwark, Jan. 25.
 □ 2968 Haddonfield Loop, No. 7, condominium, \$153,000f Philip and Jennie Faraci to Bertha F. Rojas et al, Jan. 22.
 □ 2900 E. Madison Ave., No. 129, condominium, \$119,000f Donald L. Green to Ronald P. Carlson, Jan. 19.
 □ 1573 Ave Selva, No. 203, condominium, \$143,000f Susan D. Peterson to Timothy E. Ferguson, Jan. 27.
 □ 2150 Cheyenne Way, No. 181, condominium, \$107,500f Brad L. and Janice L. Hobson to Perlita Cortez, Jan. 20.
 □ 3055 Colt Way, No. 214, condominium, \$152,500f Michael S. and Kathryn Chavez to Deborah K. Morrow et al, Jan. 20.

LA HABRA

- 9031 W. Sharon Way, single family residence, ARM Financial Corp. (TE) to American Residential Mtg. Corp., Jan. 20.
 □ 711 Honeywood Lane, single family residence, \$275,000f Greenwich Capital Financial to Hsiu-Mei

- Chang, Jan. 21.
 □ 316 E. 1st Ave., single family residence, Richard D. Hinote to Mary Parks, Jan. 19.
 □ 301 N. Lydia St., single family residence, \$143,000f Louis A. and Alice I. Levario to Martin A. and Gina M. Sepulveda et al, Jan. 22.
 □ 241 N. Lydia St., single family residence, \$155,000f Wendell F. and Anita J. Wood to Felix S. and Juana R. Nungaray, Jan. 27.
 □ 427 S. Bedford St., single family residence, \$139,000f Ronnie L. Martin to Rufino and Juanita Martinez, Jan. 20.
 □ 2231 Amorita Ave., single family residence, \$175,000f Gregory J. and Bobbi J. Good to Shawn R. and Ingrid E. McHenry, Jan. 19.
 □ 130 N. Wade St., single family residence, \$167,500f Jose A. and Diane K.C. Munoz to Andrew I. Aguirre, Jan. 25.
 □ 921 W. Country View St., condominium, \$165,000f Daniel J. and Elizabeth Nevins to Claire C. Osburn, Jan. 21.
 □ 721 W. Whittier, No. 6, condominium, TD Svc. Co. (TE) to Home Bank, Jan. 27.

LA PALMA

- 5212 Lena Drive, single family residence, \$267,000f Paul Y. and Mi K. Yoon to Young H. and Eun H. Chang, Jan. 27.
 □ 5712 Conifer Drive, single family residence, \$217,000f Dixie L. Bonner to David W. Kimes, Jan. 27.
 □ 5341 La Palma Ave., commercial, Healthwest Support Group to Unihealth America, Jan. 20.

ORANGE

- 223 S. Batavia St., single family residence, \$180,000f Mid-Exchange II to Scott A. Oglevie, Jan. 19.
 □ 591 N. La Nae St., single family residence, Robert E. Weiss Inc. (TE) to Lomas Mtg. USA Inc., Jan. 22.
 □ 3823 E. Casselle Ave., single family residence, Cesar E. and Tere Marestaing to James E. and Ingrid M. Wilkinson, Jan. 25.
 □ 4132 W. Simmons Ave., single family residence, \$180,000f Wittenberg Livingston Inc. to Roger J. Bauer and Jessie S. Jr., Jan. 19.
 □ 4132 W. Simmons Ave., single family residence, \$90,500p Charles D. and A. Franchello to Wittenberg Livingston Inc., Jan. 19.
 □ 3158 N. Beechwood St., single family residence, Princeton Escrow Co. (TE) to Bank of America (TE), Jan. 27.
 □ 2532 N. Waterford St., rural, \$479,500f Standard Pacific Corp. to Dai H. and Young N. Choi, Jan. 22.
 □ 2514 N. Waterford St., rural, \$475,000f Standard Pacific Corp. to Norman J. and Christine A. Ozawa, Jan. 22.
 □ 1644 N. Gymkhana St., single family residence, \$217,500f Allan C. and Regina M. Andres to Frederick W. and Amy C. Voll, Jan. 19.
 □ 2711 E. Riding Way, single family residence, TD

- SVC. Co. (TE) to Plaza Funding Corp., Jan. 27.
 □ 2669 N. Kennedy St., single family residence, \$240,000f Keith and Marjorie Graham to Jihan Shammass, Jan. 25.
 □ 225 W. Greenway Ave., single family residence, \$220,000f Eleanor F. Walker to Haung S. and Hwa W. Oh, Jan. 22.
 □ 2778 N. Gaff St., single family residence, Cal-West Reconveyance Corp. to Federal Home Loan Mtg. Corp., Jan. 22.
 □ 2579 N. Torres St., single family residence, \$166,000f Mary E. Galvin Trust to Charles and Patricia A. Lawrence, Jan. 25.
 □ 531 E. Trenton Ave., single family residence, Linda D. Drysol to Hill Williams Development Corp., Jan. 20.
 □ 2534 E. Garfield Ave., single family residence, \$260,000f George and Barbara Lang Jr. to Thomas A. and Judy Y. Licata, Jan. 21.
 □ 5312 E. Ryals Lane, single family residence, \$213,000f Jeffrey A. and Mary E. Duncan to Katherine M. Schreurs et al, Jan. 22.
 □ 5442 E. Ave Palmar, single family residence, \$254,000p Paul R. and Linda H. Shcildts to Edwin A. and Adilia M. Serrano, Jan. 25.
 □ 350 N. Clinton St., single family residence, First Interstate Bank/CA (TE) to First Interstant Bank/CA, Jan. 25.
 □ 2337 E. Walnut Ave., single family residence, \$168,000f Charles H. and N. Goldthorpe to Walt and Sally Waltaire, Jan. 21.
 □ 634 N. Handy St., single family residence, Ronette A. Funkle to John D. Runkle, Jan. 25.
 □ 634 N. Handy St., single family residence, \$43,000p Vincent F. and Diane Monaco to John D. Runkle, Jan. 25.

PLACENTIA

- 500 Rio Grande Ave., single family residence, \$226,500f Maxine M. Studelska Trust to Moises and Sylvia Y. Cisneros, Jan. 22.
 □ 1119 Sheffield St., single family residence, Professional foreclosure to Chase Home Mtg., Jan. 27.
 □ 1107 Sheffield St., single family residence, \$225,000f Beverly J. Wilson to Janet H. Bucknum, Jan. 26.
 □ 152 Anned Drive, single family residence, Calletano Vargas to Richard Johnson Trust, Jan. 19.
 □ 501 Del Rey Drive, single family residence, \$172,000f Sedel S. Travis to Ilya and Tatyana Gelfer, Jan. 27.
 □ 706 De Jesus Drive, single family residence, \$270,000f Robert M. and Virginia Cummins to Reynaldo P. and Senaida R. Quito, Jan. 26.
 □ 1701 Truman Circle, single family residence, \$155,000f Belden Trust to James R. and Victoria A. Miller, Jan. 20.

- 1779 Hoover Place, single family residence, \$167,500f Anthony J. and Kary Mauer Jr. to Richard A. Elston Jr. et al, Jan. 19.
 □ 111 Doverfield Drive, No. 68, condominium, \$116,000f Gary A. Watson to Patricia J. Kiloh et al, Jan. 20.
 □ 212 S. Kraemer Blvd., No. 121, condominium, \$84,500 Cinnamon Tree Partners Ltd. to Ernest and Gertrude Zingg, Jan. 22.
 □ 212 S. Kraemer Blvd., No. 124, condominium, \$84,500, Cinnamon Tree Partners Ltd. to Ernest and Gertrude Zingg, Jan. 22.
 □ 212 S. Kraemer Blvd., No. 126, condominium, \$103,000f Cinnamon Tree Partners Ltd. to Vivianne A. Zingg, Jan. 19.

YORBA LINDA

- 6001 Malta Way, single family residence, Foreclosure Consultants (TE) to Louis and Jean Shepherd, Jan. 21.
 □ 5585 Feather Grass Lane, single family residence, \$325,000f Hossein Ettetfagh to Walter and Hong Q. Duong, Jan. 25.
 □ 28610 Evening Breeze Drive, single family residence, \$325,000f Gary Fulbright to Bruce E. and Melinda S. Halverson, Jan. 21.
 □ 5585 Picasso Drive, single family residence, \$285,000f Kevin S. and Teri O'Donnell to Morris D. and Myrna Lawson, Jan. 22.
 □ 6091 Terrace Lane, No. 53, condominium, \$118,500f Ollie and Kathleen M. Lerma to Michael T. Enos, Jan. 27.
 □ 19854 White Spring Lane, No. 22, condominium, \$148,000f Siri Smith to Hugh P. Hanratty, Jan. 27.
 □ 6211 New Haven Court, No. 128, condominium, \$147,500f Dennis and Linda burk to Gregory F. Mathes, Jan. 20.
 □ 20011 Clear River Lane, No. 7, condominium, \$126,540f Guss Trust to Marilyn Z. Jacoby, Jan. 22.
 □ 18872 Hideaway Drive, single family residence, Housekey Financial Corp. (TE) to Household Finance Corp/CA, Jan. 27.
 □ 18991 Villa Trail, single family residence, Ivy S. Hamlett to Billy Ryan Jr., Jan. 22.
 □ 17813 Plum Tree Lane, single family residence, \$217,000f Ronald R. and Sandra Chilcoat to M.J.A. and Janet Kabbara, Jan. 26.
 □ 5082 Wendover Road, single family residence, \$252,500f David M. and Marina Donnelly to Antal and Constance Gordon, Jan. 21.
 □ 5352 Kentwater Place, single family residence, \$90,500f Sanyo S.K. Katsha to Sanyo Goods Corp. of America, Jan. 21.
 □ 5732 Amberdale Drive, single family residence, \$177,500f David J. Edwards to Michael and Gina Lord, Jan. 21.


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MONTICETO SINGLE STORY
 4 bedrooms, dining room, family room, 2 1/2 baths. Sparkling pool and spa.


FULLERTON - LEASE SALE OR LEASE OPTION - SUNNY HILLS ESTATES
 4 bedroom, family room, dining room, pool, 1/2 acre lot. \$659,000.

BUILDING PERMITS

ANAHEIM

Permits granted and issued the week of Feb. 15.

- 914 S. Pythias Ave., re-roof, \$2,329.
- 1523 S. Bettes Place, re-roof, \$2,900.
- 3143 W. Coolidge Ave., garage, \$1,850.
- 1150 W. Cerritos Ave., steel stairs, \$38,000.
- 2475 W. La Palma Ave., metal canopy on warehouse, \$30,000.
- 3111 W. Lincoln Ave., fire sprinklers, \$2,400.
- 2649 W. Stockton Ave., home addition, \$82,800.
- 1725 W. Beacon Ave., repair water damage, \$1,500.
- 718 S. Wasco Road, re-roof, \$6,000.
- 2014 South St., block wall, \$2,600.
- 1536 E. Hedgewood Ave., home improvements, \$3,000.
- 1158 S. Medford St., patio cover, \$2,500.
- 1030 N. Baxter St., patio cover, \$2,600.
- 1638 Melissa Way, re-roof, \$7,600.
- 1822 E. Bassett Way, re-roof, \$2,580.
- 1335-85 Knollwood Circle, fire sprinklers, \$1,995.
- 516 E. Santa Ana St., industrial improvements, \$15,000.
- 1505 W. Alexis Ave., room addition, \$11,000.
- 929-931 N. Emily St., new windows, \$3,000.
- 2168 Falmouth Ave., re-roof, \$2,000.
- 2627 W. Broadway, garage doors, \$3,500.
- 1904 W. Orange Ave., re-roof, \$4,000.
- 2121 E. Napa Place, re-roof, \$3,500.
- 2561 W. Runyon Place, re-roof and repair fire damage, \$40,000.
- 1735 S. Haster St., fire sprinklers, \$50,000.
- 917 S. Hampstead St., patio enclosure, \$4,392.
- 1313 S. Harbor Blvd. (Disneyland), structural analysis of restaurant, shop and office area in Frontierland, \$200,000.
- 1313 S. Harbor Blvd. (Disneyland), monorail relocation, \$1.4 million.
- 327 S. Lemon St., seismic retrofit, \$32,000.
- 300 S. Anaheim Blvd., demolition, \$8,900.

ANAHEIM HILLS

- 6584 Via Estrada, re-roof, \$1,870.
- 835 Parkglen Place, block wall, \$2,236.
- 1043 Rexford Lane, patio cover, \$2,000.
- 1247 N. Lakeview Ave., warehouse improvements, \$26,000.
- 27 S. Heatherglen Circle, patio cover, \$4,180.
- 827 S. Cottontail Lane, patio cover, \$1,200.
- 5242 E. Tango Ave., block wall, \$2,210.
- 416 Black Oak Road, block wall, \$1,508.
- 720 S. Dove Tree Lane, house, \$246,276.
- 795 S. Dove Tree Lane, house, \$246,276.
- 785 S. Dove Tree Lane, house, \$246,276.
- 775 S. Dove Tree Lane, house, \$230,261.
- 765 S. Dove Tree Lane, house, \$215,475.
- 755 S. Dove Tree Lane, house, \$246,276.
- 745 S. Dove Tree Lane, house, \$211,120.
- 735 S. Dove Tree Lane, house, \$246,276.
- 725 S. Dove Tree Lane, house, \$242,470.
- 715 S. Dove Tree Lane, house, \$215,475.
- 730 S. Canyon Garden Lane, house, \$230,261.
- 760 S. Canyon Garden Lane, house, \$211,047.
- 790 S. Canyon Garden Lane, house, \$242,470.
- 977 Hanlon Way, patio cover, \$1,900.
- 967 Hanlon Way, patio cover, \$1,920.
- 957 Hanlon Way, patio cover, \$1,536.

BREA

- 620 S. Walnut, re-roof, \$1,500.
- 616 S. Walnut, re-roof, \$1,500.
- 910 E. Birch St., tenant improvement, \$30,300.
- 145 S. St. College Blvd., tenant improvement, \$6,000.
- 450 Apollo, Unit B, fire sprinklers, tenant improvement, \$800.
- Brea Mall, Suite 1035, fire sprinklers, \$860.
- 300 Brea Mall, replace signs, \$3,100.
- 1700 Greenbrier, tenant improvement, \$250,000.
- 423 S. Maple, reinstate earlier permit.
- 1101 Fadington, reinstate earlier permits, \$1,672.
- 130 S. St. College Blvd., tenant improvement, \$72,300.
- 575 Linden Way, repair.
- 1108 Wardman, plumbing and electrical repair.
- Unocal 76, Valencia, fire sprinklers, \$11,995.
- 1095 Columbia, new electrical service.
- 1050 E. Imperial Hwy., sign.

Home resales plummet

Orange County housing resales plummeted 41 percent in January from the previous month, but one analyst cautioned against reading too much into the statistics.

A total of 1,029 single-family resales were closed in January, compared with 1,757 in December, according to the Southern California Real Estate Observer newsletter. Compared with a year ago, sales were flat.

Newsletter editor John Karevoll said January typically is a weak sales month. The median price, meanwhile, fell 3.6 percent from a year ago to \$217,000.

- 1216 Woodcrest Ave., furnace.
- 628 S. Orange, gas service.
- 768 Oakcrest, spa, \$5,200.
- 2500 Imperial Hwy., tenant improvement, \$129,000.
- 1024 Ethelinda, copper re-pipe.
- 3245 Greenleaf, enclose patio, \$4,200.

BUENA PARK

- 7937 El Morocco Way, Singh, re-roof, \$1,625.
- 8951-F Knott Ave., Ro, room alteration, \$2,000.
- 7582 Lee Drive, Lungdren, patio, \$2,500.
- 6280 Manchester Blvd., No. 220, Buena Park Investors I, tenant improvements, \$15,420.
- 6275 Sheridan Way, Ramos, re-roof, \$2,995.
- 5776 Equador Way, Lindsey, re-roof, \$2,795.
- 7081 Albtross Drive, Trujillo, blockwall, \$1,000.
- 7570 Valley View St., Johnston, re-roof, \$2,980.
- 4880, 84, 88, 92 Argyle Drive, Highland Greens, re-roof, \$4,700.
- 8125, 29, 33, 37, 41 Firth Green, Highland Greens, re-roof, \$5,880.
- 8420 On the Mall, Yi, sign, \$1,200.
- 7961 La Mirada Circle, Lovelady, re-roof, \$2,800.
- 6398 Flamingo Drive, Benford, re-roof, \$2,500.
- 8381 La Palma Ave., Household Finance, sign, \$2,000.

CYPRESS

- 8564-66 La Salle St., Johnson, re-roof, \$2,700.
- 6420 W. Katella Ave., Mitsubishi Motors, fire sprinklers, \$5,283.
- 4142 Marion Ave., Garcia, re-roof, \$2,900.
- 5502 Myra Ave., McElroy, re-roof, \$2,200.
- 4799 Montefino Drive, Payne, swimming pool and spa, \$17,300.
- 9191 Bloomfield St., McCarthy, wheelchair ramp, \$3,000.
- 11697 Wake Circle, Neri, re-roof, \$2,400.
- 4821 Newman Ave., Black, second story addition, \$40,618.
- 6846 Molokai Drive, Lee, re-roof, \$8,000.
- 6191 Ferne St., Borillo, re-roof, \$2,595.
- 6188 Orange Ave., McMillan, patio enclosure, \$21,966.
- 4955 Firenze Drive, Hu, footings for patio, \$1,000.
- 11359 Providencia St., Florencia, re-roof, \$6,000.
- 9688 Pauline Drive, Kantar, re-roof, \$4,100.
- 11605 Lakia Drive, Kissinger, re-roof, \$2,750.
- 11690 Midway Drive, Trinh, re-roof, \$2,750.
- 9080 Candlestick Lane, Influential Townhomes, re-roof, \$1,420.
- 11637 Onyx St., Horio, re-roof, \$2,250.

FULLERTON

- 2181 Avenida Soledad, re-roof, \$8,800.
- 233 N. Euclid St., create office space, \$10,500.
- 369 N. Acacia Ave., alterations, \$10,650.
- 1609 Beechwood Ave., re-roof, \$3,520.
- 1121 S. Placentia Ave., create lunch room, \$7,100.
- 315 E. Amerige Ave., demolition, \$400.
- 315 E. Amerige Ave., conversion to duplex, add laundry room, \$14,305.
- 315 E. Amerige, new apartment building, \$34,980.
- 2001 E. Orangethorpe Ave., hoist replacement, \$5,000.
- 2600 Porter Ave., laundry room addition, \$4,950.
- 620 Princeton Circle, re-roof, \$2,420.

- 2800 Santiago Road, re-roof, \$2,860.
- 1021 W. Bastanchury Road, create office space, \$53,340.
- 308 Michael Ave., convert patio to den, \$19,502.
- 800 N. Acacia Ave., block wall, \$1,120.
- 806 N. Acacia Ave., block wall, \$1,120.
- 417 N. Basque Ave., patio cover, \$615.
- 742 Virginia Road, block wall, \$450.
- 626 N. Mountain View Place, lattice patio cover, \$8,900.
- 824 Ride Out Way, convert garage to den, \$8,845.
- 1317 Luanne Ave., re-roof, \$1,320.
- 1900 Celeste Lane, re-roof, \$3,520.
- 2325 Raymer Ave., storage racks, \$80,000.
- 2218 Wildwood Court, patio cover, \$6,955.
- 1300 Porter Ave., re-roof, \$2,200.

LA HABRA

- 501 N. Chestnut St., re-roof, \$2,200.
- 251 E. Penmar Ave., re-roof, \$1,430.
- 350 Parkwood Avenue, re-roof, \$3,000.
- 1901 W. La Habra Blvd., blockwall, \$5,000.
- 950 S. Walnut St., retaining wall, \$2,443.
- 528 W. Lambert Road, laundry mat, \$35,000.
- 919 N. Harbor Blvd., new bathroom, \$3,000.
- 551 S. Clifton St., re-roof, \$2,700.

LA PALMA

- 7881 Camden Circle, Murakami, re-roof, \$6,000.
- 5202 Andrew Drive, Shim re-roof, \$6,730.
- 4541 Cambury Drive, Turaski, re-roof, \$950.
- 5791 Warwick Circle, Archer, re-roof, \$6,400.
- 5320 Achilles Circle, Bloomfield, re-roof, \$4,587.
- 4762 Donna Drive, Graves, re-roof, \$930.

ORANGE

- 2230 E. Orange Grove Ave., room addition, \$21,984.
- 155 S. Hamlin St., repair floor, \$150.
- 1227 E. Mardell Ave., re-roof, \$4,953.
- 135 S. Citrus St., re-roof, \$1,980.
- 451 N. Hewes St., re-roof, \$2,980.
- 388 N. Lemon St., re-roof, \$6,900.
- 1571 N. Handy St., re-roof, \$2,000.
- 2827 E. Bluebridge Ave., patio, \$4,456.
- 540 N. Sacramento St., re-roof, \$3,000.
- 1500 W. Chapman Ave., facade, \$28,000.
- 1701 W. Chapman Ave., re-roof, \$8,000.
- 412 W. Levers Place, tenant improvement, \$22,000.
- 3732 E. Ridgeway Road, french door, \$1,500.
- 550 S. Main St., fire line, \$6,425.
- 539 W. Walnut Ave., insulation, \$30,000.
- 941 N. Tustin St., signs, \$8,250.
- 5250 E. Valencia Dr., re-roof, \$6,700.
- 512 E. Riverview Ave., re-roof, \$6,200.
- 2501 E. Chapman Ave. 403, fire sprinklers, \$1,000.
- 828 W. Taft Ave., smoke detector, \$1,000.
- 4249 E. Cornwall Ave., pool and spa, \$19,250.
- 1306 E. Everett Ave., re-roof, \$3,400.
- 1010 W. Barkley Ave., paint spray booth, \$4,500.
- 1233 W. Alvarez Ave., fire sprinkler, \$500.
- 1801 N. Woodside St., atrium roof, \$11,760.
- 614 N. Eckhoff St., tenant improvement, \$3,000.
- 2301 E. Wilson Ave., re-roof, \$4,800.
- 509 N. Citrus St., install post, \$1,200.
- 1 City Boulevard West, tenant improvement, \$87,101.
- 1938 E. Mayfair Ave., patio cover, \$3,819.

PLACENTIA

Permits granted and issued Feb. 5-22:

- 1426 Dixon Place, patio, \$3,360.
- 302 Moonbeam, re-roof, \$3,600.
- 622 Stardust, patio, \$5,000.
- 1000-1012 Westwind, re-roof, \$7,000.
- 1001-1003 La Jolla, re-roof, \$7,000.
- 1001-1013 Reef Circle, re-roof, \$7,000.
- 1001-1013 Seaview, re-roof, \$7,000.
- 1000-1012 Reef, re-roof, \$7,000.
- 1055 Segovia, skylight, sundeck, \$650.
- 1711 Sinclair Circle, patio, \$3,640.
- 408 Barry Place, re-roof, \$4,300.
- 805 Sunset, re-roof, \$2,530.
- 737 Dunn Way, industrial addition, \$1,000.
- 1917 and 1915 Placentia, commercial addition, \$4,500.
- 1025 Oxford, patio, \$500.
- 807 Moonbeam, re-roof, \$2,500.
- 1932 Winney, re-roof, \$6,500.
- 231 Koch, re-roof, \$7,000.
- 618 Tangier, re-roof, \$2,184.
- 2121 Traynor, re-roof, \$4,500.
- 704 Richfield, re-roof, \$9,500.
- 813 S. Melrose, re-roof, \$1,000.
- 206 San Anselmo, re-roof, \$6,000.
- 1246 Verona, re-roof, \$7,000.
- 416 Marymount, re-roof, \$8,700.
- 160 E. Yorba Linda Blvd., re-roof, \$8,700.
- 341 S. Melrose, industrial addition, \$8,000.
- 914 E. Bastanchury, re-roof, \$1,000.
- 164 E. Yorba Linda Blvd., commercial addition, \$30,000.
- 114 Borromeo, patio, \$2,800.

VILLA PARK

- 18202 Evergreen Circle, patio cover, \$4,500.
- 18231 Winn Circle, room addition, \$3,700.
- 9702 Featherhill Drive, bathroom, \$10,250.
- 18092 Pamela Place, room addition, \$11,440.

YORBA LINDA

- 5126 Vista del Amigo, garden wall, \$1,190.
- 6325 Tiburon Terrace, patio cover, \$1,440.
- 16921 Cumberlen, re-roof, \$600.
- 18480 Flora Drive, alterations, \$26,000.
- 20460 Via Torralba, garden wall, \$1,340.
- 20945 Foxhollow, patio cover, \$6,960.
- 5972 Brookmont, re-roof, \$3,150.
- 20460 Via Torralba, patio cover, \$1,800.
- 4531 Via del Valle, re-roof, \$3,000.
- 4661 Garden Place, garden wall, \$1,054.
- 5761 Orlando Drive, re-roof, \$9,800.
- 4905 Main St., wall sign, \$500.
- 20590 Via Veronica, garden wall, \$697.
- 18941 Gordon Lane, single-family dwelling, \$438,811.

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Home warranty removes worry

When making one of the most significant purchases in a lifetime, home buyers should consider a number of ways to protect their investment, according to the Home Warranty Association of California (HWAC).

Most mortgage settlement services, including title insurance, appraisals, termite inspections and homeowners insurance, either are required by law or have become standard practice in every home resale transaction to protect the interest of home buyers and lenders. One optional, but important, form of protection home buyers should not overlook is a home warranty service contract.

Real estate career can be rewarding

College-bound high school juniors and seniors have probably already started visiting colleges and pondering the career choices open to them. The decisions they make now will have a major impact upon their future.

"For energetic, imaginative and bright young individuals, real estate is one area where fortunes still can be made, and something good done for a community," said Lois Berger, president of the North Orange County Association of Realtors. "Seldom does one have the opportunity in a vocation to combine private gain with public benefactor."

The following information on the field of real estate in the 1990s is offered by the North Orange County Association of Realtors:

To many young people, real estate is simply somebody selling a house. That may be what the average consumer sees due to the extensive advertising necessary to bring home buyers and sellers together, but real estate is much more. The real estate industry is a huge business encompassing a variety of specialty services.

Land development, for instance, is one of the most active and profitable branches of the industry. Executive ability is a prerequisite for anyone hoping to turn a piece of raw land into a marketable subdivision of new homes, a shopping mall or an industrial park. To select a site, analyze costs, secure financing, install improvements, oversee construction and market the finished product, requires a multitude of decisions. To make them, a developer must have extensive knowledge and expert advice.

The field of financing is a large and complex component of the real estate industry. Whether specializing in financing, as in the case of a mortgage banker, or, simply offering prospective property owners the best information possible, real estate entrepreneurs must understand available loans, their variable interest rates and loan periods.

Appraisal is another highly specialized field offering a rewarding future for interested young people. Appraisers must have thorough knowledge of the principles underlying land use, urban growth, financing, construction, architecture, taxation and zoning. Years ago, appraisers learned their jobs by doing. Today, college courses are offered in appraisal work so that a student now has accurate knowledge of the field upon graduation and is ready to start immediately.

Real estate counseling is a growing field due to the increasing complexity of the real estate industry. The counselor advises clients whether land will best be used for a shopping mall, a resort development or an industrial park. Counselors are employed by buyers, sellers, devel-

"A home warranty provides valuable protection at a minimal cost," says Shelly Lind, HWAC president. "It's one of the few services which continues for a 12-month period after the escrow closes."

Just as title insurance protects the lender and buyer against discrepancies in a home's legal title or a professional inspection may protect a buyer from purchasing a home with problems overlooked by or unknown to the seller and real estate agent, a home warranty generally protects a buyer from incurring the cost of repairs or replacements for unforeseen after-sale breakdowns of a home's mechanical systems and built-in appliances, according to Lind.

opers, investors — any potential participant in a real estate transaction.

There are additional areas of real estate specialties open to young people entering the business world, each with professional organizations in place which provide young people entering the business world, each with professional organizations in place which provide continued educational and professional support. For instance, the National Association of Realtors, the nation's largest trade association, has affiliated institutes, societies and councils, each focusing on a different aspect of real estate.

Men and women skilled in these areas have a tremendous opportunity to be of service to the community as well as to advance themselves financially. Members of the North Orange County Association of Realtors are frequently called upon to serve in important positions on civic boards, planning commissions and task force which have a lasting impact on community development.

With large cities expanding their suburban seams and new industries dotting the countryside, the need for trained people in the real estate field is continuous. "I can think of no other profession which allows young people to carve out a more satisfying career than in real estate," said Berger.

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'Different' seminar set by RE/MAX in Fullerton

A real estate seminar being billed by its sponsors as "different" will be held March 2 at Racquetball World, 1535 Deerpark Drive in Fullerton.

Presented by Doug Barz, broker/owner of RE/MAX Realty Centre, and agents Bill Burr, Kathy Coulter, Fred Libardoni, Jo Leonard and Raquel Premo, the seminar will offer tips on how to make the dream of owning a home come true. The seminar is geared to first-time home buyers and those who have purchased homes in the past.

Offered free, the event is intended to illustrate to potential home buyers the benefits of purchasing a home in today's market. Barz says that home prices are the lowest in four years and interest rates are the best in nearly 20 years. He also noted that taking homeowner tax advantages into consideration, a mortgage payment may actually cost less than monthly rental payments.

The RE/MAX agents conducting the

seminar have more than 50 years of real estate knowledge and experience. In addition, guest speakers on financing, title and escrow, will be featured.

Don Parsons of Mark I Mortgage will discuss 1993 financing programs that require minimal down payment, or with VA, no down payment.

At the conclusion of the seminar, a drawing will be held from the names of those in attendance. A ride in the RE/MAX hot-air balloon will be the prize.

The seminar will begin at 7:30 p.m., following refreshments at 7 p.m. For reservations or more information, call (714) 777-5112.

PCC profits decline

PCC group, a Brea-based microcomputer-products distributor, reported that profits fell 33 percent, to \$458,000 on \$25.8 million in sales for the first quarter ended Dec. 31.

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OC construction lending plunges

By Rob Perez
The Orange County Register

Construction lending in Orange County plunged 42.8 percent in 1992, a testament to the recession's wrenching effect on the once-booming industry, figures released last month show.

Construction loans for residential and non-residential projects totaled \$800 million, down from \$1.4 billion in 1991, according to a survey by TRW REDI Prop-

erty Data in Riverside. Last year's figure was off 70 percent from 1989, when lending totaled \$3.8 billion at the height of the county's building boom.

"I can't foresee construction levels improving in 1993," TRW analyst Nima Nataghi said.

An oversupply of commercial buildings and high vacancy rates have contributed to the drop in construction funding, according to Michael Meyer, managing partner of Kenneth Leventhal & Co. in

Newport Beach.

Because existing office buildings are selling for less than the cost to replace them, there is very little new construction going on, and Meyer doesn't expect that to change until 1995 or later.

On the residential side, banks have been reluctant to finance new housing projects, and the credit crunch isn't showing signs of easing significantly this year, Nattah said.

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AMERIMAC TEMPLE FIN. (800) 287-7974	R	7.750%	1.250	7.92	4.125%	1.500	6.09	ADJ. LOAN IS CONVERTIBLE TO FIXED	
APPROVED MTG. CORP. (800) 333-2191	R	7.750%	1.375	7.93	4.500%	0.625	5.43	30-YEAR FIXED JUMBO 8.125%/375 POINT	
CENTRAL BUILDING & LOAN (800) 696-1411	K	7.375%	2.125	7.63	4.125%	1.500	5.61	JUMBO 30-YEAR 7.875%/1.875 POINTS	
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CHINO VALLEY MTG. (800) 600-1234	R	7.625%	1.750	7.84	4.375%	1.500	5.98	0 POINT LOANS AVAILABLE	
CMS MORTGAGE SVCS. (714) 730-7049	R	7.625%	1.250	7.79	4.250%	1.500	5.50	LOW JUMBO RATES / 0 POINT LOANS	
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COUNTRYWIDE FUNDING (714) 255-9600	K	7.500%	2.125	7.76	4.250%	1.750	6.29	30/5 TO \$202K 6.0%/1.625pts CALL FOR FHA/VA QUOTES	
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FRONTLINE MORTGAGE (800) 843-7846	K	7.625%	1.875	7.86	5.250%	0.875	6.20	LOANS TO \$750K - CALL FOR QUOTES	
GLENDAL FEDERAL BANK (310) 781-6823	S	7.750%	1.750	7.97	4.500%	1.500	6.38	CALL FOR ZERO POINTS	
GMAC MORTGAGE (909) 948-7337	K	7.625%	1.500	7.82	4.500%	1.500	6.06	JUMBO 1-YEAR ARM 4.75%/1.5 POINTS	
GOLDEN WEST FINANCIAL (909) 273-0566	R	7.625%	1.250	7.79	4.250%	1.375	6.26	CONVERSION FEE FOR .375 OF A POINT MORE	
HOUSEHOLD BANK (714) 261-1818	B	7.625%	2.000	7.87	4.750%	2.000	6.25	80% TO 500K JUMBO FIXED 30/30 8.25% 2pts	
INDEPENDENT MTG., INC. (714) 454-8888	K	7.875%	0.000	7.91	4.625%	0.000	6.16	FREE CREDIT & APPRAISAL SFR / CALL GEORGE	
MORTGAGE ACTION CORP. (800) 794-5567	K	7.750%	1.000	7.89	4.625%	1.000	5.82	CALL FOR JUMBO RATES	
NEWPORT FINANCIAL (714) 851-0202	K	7.625%	1.500	7.82	4.750%	1.750	6.34	JUMBO E-Z QUAL'S STILL AVAILABLE	
NORWEST MORTGAGE (714) 939-0244	K	7.750%	1.750	7.97	5.125%	0.000	6.10	WE DO FHA/VA LOANS TOO	
OCEAN WEST FUNDING (714) 544-5300	R	7.875%	0.000	7.91	5.000%	0.000	6.20	WE DO FHA & VA - FOR THE BEST RATES CALL US LAST	
OCEANVIEW FINANCIAL (800) 266-0555	R	7.250%	2.875	7.58	4.250%	1.625	6.22	5/25 6.125%/75 POINT	
PACIFICA MORTGAGE (714) 253-4155	R	7.875%	0.000	7.91	4.500%	0.000	5.49	30/5 TO 202K 6.625%/0pts / CALL FOR QUOTES	
SHEARSON LEHMAN MTG. (800) 624-3165	K	7.625%	1.500	7.82	5.125%	2.000	5.83	SEVERAL DIFFERENT JUMBO PROGRAMS AVAILABLE	
SOUTHERN PACIFIC MTG. (714) 921-9400	R	7.875%	0.000	7.91	4.875%	1.000	6.23	JUMBO 30-YR FIXED 8.0%/1.25 POINTS	
STATEWIDE FUNDING (714) 598-9216	R	7.500%	1.875	7.73	5.375%	1.500	6.15	30-YR JUMBO 8.0%/1.375 pts CALL CARMEN	
TLC FINANCIAL SVCS. (909) 396-5862	R	7.625%	1.125	7.78	4.250%	1.375	6.26	30-YEAR FIXED JUMBO 7.875%/1.625 POINTS	
UNITED CAPITAL FUNDING (800) 429-7283	R	7.500%	1.875	7.73	4.125%	1.875	6.29	WE DO E-Z QUAL & 100% LTV TITLE 1'S	
V.P. WICKLINE (800) 400-1441	R	7.500%	2.000	7.74	4.125%	0.000	6.06	WHOLESALE RATES	
WEST COAST MTG. GRP. (800) 400-1611	R	7.875%	0.000	7.91	4.875%	0.000	6.10	JUMBO ADJUSTABLE CASH-OUT 5.5%/0 POINTS	
WESTCAL FINANCIAL (800) 310-110AN	R	7.625%	1.500	7.82	4.000%	1.500	5.85	NO RATE INCREASE ON JUMBO ADJ. LOANS	

Rates as of Feb. 11, 1993. All loans listed are conventional 30/30 for loans below \$203,150 except as specified in the "Notes" column. Points are the per cent of the loan balance paid to the lender at the time of loan closing. For fixed-rate loans, borrowers are advised to compare lock-in features; for adjustable programs ask the lenders if the loan has the potential for negative amortization as well as other important factors such as the index, margin, caps, insurance and lock-in. Lender Type is: B=bank; K=mortgage banker; R=mortgage broker; S=savings & loan. Mortgage bankers and brokers are licensed by the California Department of Real Estate as either a broker or corporation. For more information call Calif. DRE at (916) 227-0931.

All Annual Percentage Rates (A.P.R.) are calculated by Mortgage News Co. based on a \$203,150 loan amount, the points as shown and \$700 total fees. An A.P.R. is an estimated annual cost of the loan to the borrower, and they are included in this chart for comparison only. When applying for a loan, Federal Truth-in-Lending law requires lenders to calculate an A.P.R. specific to each loan offer. All quotes are not an offer to enter into a loan agreement. All rates are subject to change; verify rates and terms prior to applying for a loan. All lenders charge other fees in addition to those shown, as well as provide loans with different rates and terms for different loan amounts. For a consumer guide on how to shop for a mortgage, send \$4.50 check payable to Mortgage News Co., 1505 East 17th St., Suite 211, Santa Ana, CA 92701. If you have questions please call (714) 836-1177.

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Steve Canto or
Richard Villa!

\$ No Tax Returns \$ No W2 Forms \$ No Inc. Verif \$

E Fixed Home Loans to E
Z \$500,000 Z
Q 7.750% Fixed for 5 Q
U APR = 8.165% U
A Some Credit Probs. OK!! A
L AmeriMac Temple L
Financial A
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Are You Waiting for Rates to Go Up?

6% Start, 8.11 A.P.R. 30 Year Fixed
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Lowest Rates, All Programs Available
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We treat you with honesty & respect.

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"HATE TO WAIT"

GUARANTEED 21 DAY APPROVALS
OR WE REBATE \$250 OF YOUR FEES!

SHERIE ALLENS WORTH - Manager
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LOCAL

Real Estate Classified

704-3750

2-99

REAL ESTATE
RESOURCEHOMES
FOR SALE
BEGINS HERE

ANAHEIM

●●● \$182,000 ●●●
3Br 1.75Ba, fam rm, frpl.
Loara Schl Dist. Move-in.
NANCY STARR
Prudential Ca Realty
(714) 575-3745

ATTN RV LOVERS

3Br Beauty, remodelled
baths, central a/c, large
lot with RV pad. \$178,000
Real Estate by Marlys
714-535-6143 or 774-5513

BEAUTIFUL

EXECUTIVE HOME
Immac 2200 sq. ft. w/open
floor plan, mstr ste. + 3
more BRs & 2 BAs. Huge
fam. room, formal dining
rm., pool & in Loara High
Schl. 263,900. MARILYN
(714) 774-3389
C-21 AGENCY

PRICED
TO SELL TODAY

3Br 1.5Ba, hwdw flrs, con-
crete driveway & con-
crete RV pkng, w/a new
roof, cov'd patio, new
front windows. \$149,900.
LOWELL 714-827-2053
C-21 AGENCY

SPOTLESS DOLL
HOUSE

3Br 1.75Ba, a lg fam rm, a
formal liv rm w/a frpl,
brand new cptg, some
new paint & nr new roof.
\$179,900. MARILYN
714-774-3389
C-21 AGENCY

BETTER GRAB IT
QUICKLY!!!

3Br Beauty will sell itself!
Over 2,000 sq. ft. w/a lg fam.
rm, forced air & central
air, nu tile roof. WALLY or
JOE 714-776-1607
C-21 AGENCY

VINTAGE CHARMER
3 queen size BRs + den,
din rm, & cellar/fam. rm
w/a secret passageway.
Dbl gar + a barn for RV's
14,200 sq ft. \$263K PAT
or CINDIE 714-535-3707
C-21 AGENCY

EQUAL HOUSING
OPPORTUNITY

All real estate advertising
in this newspaper is
subject to the Federal
Fair Housing Act of 1968
which makes it illegal to
advertise "any
preference, limitation or
discrimination based on
race, color, religion, sex
or national origin, or an
intention to make any
such preference, limita-
tion or discrimination."
This newspaper will not
knowingly accept any
advertising for real es-
tate which is in violation
of the law. Our readers
are hereby informed that
all dwellings advertised
in this newspaper are
available on an equal
opportunity basis.

ANAHEIM

Charming 2Br cottage nr
downtown Anah. A lil TLC
needed. City Financing
fantastic avail. \$119,000
RV, lg yd. PAUL
PAUL KOTT REALTORS
(714) 772-7000

●●● \$189,900 ●●●
4Br 1.75Ba din rm, 23 yrs
old, cul-de-sac. Sharp!
PAM WINTON
PRUDENTIAL CA RE-
ALTY
(714) 630-0799

★★★ \$169,000 ★★★
3Br 1Ba dining room,
large lot. CHARMING.
GARY MASCIEL
MASCIEL REALTY
(714) 956-4000

■■■■ \$184,000 ■■■■
3Br 1.75Ba, VA, xint cond,
sun rm. Marlys Barlett
Real Estate by Marlys
(714) 535-6143

NEED TO SELL?
But no equity, don't
lose your house, call
us, we may help you.
The Western Group
(714) 772-3209

● \$99,000 Perfect
starter home. \$525 total
payments. Many others
2-3 bedrooms all areas.
Call now (714) 434-1505

ANAHEIM HILLS

\$178K, 2 sty, Townhse.
Spac, 2 master BRs, 2.5
bath, 2 car gar, secl, nu
crpt/paint 1/93. Ac Cyn
Hi. 283-1318

BREA

Brea Condo by Mall. 2Br,
Dbl gar, yard area.
\$144,950! COMMISSION
DISCONT. REALTY.
(714) 255-1443

GREAT HOME TO
4 BR, 2.5 BA. Land-
scaped yd. w/ fruit
trees. Owners moving.
\$264,000. 879-7076
C/21 Chuck Stevens

BUENA PARK

Pride of Ownership
Los Coyotes area, \$389K
new inside & outside, 4Br
2.75Ba, 2800 sq ft.
Call Terry Prince Agent
(714) 633-1246

MOVE IN CONDITION
3Br 1.5Ba, 2 story condo
cent. A/C, cov. patio btwn
unit & 2 car gar, very priv.
\$152K SETS 714-527-0232
C-21 AGENCY

FULLERTON

\$5 GOOD PRICE \$5 For lg
tri level 4 BR, 1.75 + .5
bath, new crpt, fam rm w/
frpl. Placentia Schl district
\$264,900 C-21/YORBA
STATION 714/777-6600

LA HABRA

**DRASTICALLY RE-
DUCED**
3 BR, 1 BA. home. Fam
rm, Fresh paint. Ready
to sell. \$153,000.
(714) 879-7076
C/21 CHUCK
STEVENS

TAKE TIME TO LIVE
3BR, 1.75Ba, fireplace,
sprinklers and garage.
Owner may carry.
\$179,900.
C/21 Chuck Stevens

READY TO GO
3 BR, 2 BA. private back
yard. Includes washer,
dryer and refrigerator.
\$194,500. (714) 879-7076.
C/21 Chuck Stevens

REPAIR AS YOU LIVE THERE
has 4 BR, 1.5 BA. Won't last at
this price. \$149,822.
C/21 CHUCK STEVENS
(714) 879-7076

LA HABRA HEIGHTS

LARGE FAMILY HOME
5 BR, 3.5 BA. w/ frplc,
large kit with breakfast
area. \$399,000.
(714) 879-7076
C/21 CHUCK
STEVENS

ORANGE

ATTENTION FIRST TIMERS
2BR, 1.75 Ba. Fresh paint
flring, upgraded baths.
Great location. \$134,000.
841-5177 ★ERA STAR★

LARGE FAMILY WANTED
4BR, 2BA eichler home.
Fam. rom., frml. din.
Private spa. 841-5177
★★★ERA STAR★★★

PLACENTIA

GREAT LOCATION

Like new \$299,900
2900 sq ft, 3Br + den +
bonus rm. Call
Terry Prince Agent.
(714) 633-1246

LARGE TOWNHOUSE
3 LG BRs (2 w/balcony)
2.5 bath, 2227 sq ft, lots
of liv space, comm pool/
spa, clubhouse \$199,900
C-21/YORBA STATION
(714) 777-6600

HOME WITH A WARM HEART
3br 2ba, din rm, living rm, F/P,
brkft rm, 75 yrs old, lgr lot, dbl
gar, storage rm in back of
house. \$193,900 Call 528-0271
or 993-3100 Agent Betty!

FAMILY COMES FIRST
4BR, 1.75 BA. Lrg yrd,
fml. liv, new kit 2-car
garage. \$219,000
841-5177 ★ERA STAR★

★★★GREAT BUY★★★
3BR, 2 story. Great
neighborhood. Won't
last long! \$189,000
841-5177 ★ERA STAR★

PLACENTIA CONDO
Seller desperate! 3br 1
3/4ba, oak cabinet in
kit, btfl landscaped.
F/p, a/c, great loc.
McGarvey Clark agent
(714) 993-2225

RIVERSIDE COUNTY

3Br 1.75Ba, fireplace,
central air cond,
\$135,900
SCOTT NARROW
RE/MAX C. O. C.
(714) 956-4100

SANTA ANA

MINI ESTATE
5 BR, 2.75 BA. New
kitchen, frml dining,
w/wet bar. Lots of
storage. (714) 841-5177
★★★ERA STAR★★★

WHITTIER

◆ **ONE OF A KIND!!** ◆
4 BR, 2 bath, beaut oak
wood floors, rem. kit
w/bkfst nook, 3 car det gar
\$257,500 C-21/YORBA
STATION 714/777-6600

YORBA LINDA

CHEAPER THAN RENT
2 BR. Oak cabs, Cer-
amic tile, c/a, and in-
side laundry. \$116,000.
★ ERA STAR ★
841-5177

● **SGL STORY W/VIEW** ●
4 BR, 2.5 bath, corner lot
w/unobstructed view,
vaulted ceilings, lg. kit
w/cooking island. Spal
C-21/Yorba Station
● (714) 777-6600 ●

GOLF COURSE ESTATE
4BR, 2.5 BA pool home.
Owner transferred and
must sell. \$289,900.
(714) 841-5177
★★★ERA STAR★★★

MAKE OFFER!! Perfect
home in & out, neutral
decor, 3 BR, 2 bath, lg fam
rm, huge yd. \$205,000
C-21/YORBA STATION
(714) 777-6600

YORBA LINDA

● **COUNTRY SETTING** ●
4 BR, 2.75 bath, semi-cust
home, nu berber crpts,
rem kit, pool. \$324,900
C-21/YORBA STATION
(714) 777-6600

✓ **MANY UPGRADES** ✓
3 BR, 2.5 bath, tri story,
1765 sq ft, fam rm/frpl, cul-
de-sac, prof landscpd.
\$296,000 C-21/YORBA
STATION 714/777-6600

✓ **JUST LISTED** ✓
4BR, 2 bath, fam rm w/frpl,
exceptional view, spac
patio, pool/spa! \$369,000
C-21/YORBA STATION
(714) 777-6600

● **PARKSIDE ESTATES** ●
4 BR, 3 bath, huge bonus
rm, bank owned, great
price, nr. golf course
\$345K C-21/Yorba Station
(714) 777-6600

♥ **POOL/SPA HOME** ♥
4 BR, 2.75 bath, open floor
plan, new paint, new crpt,
lite & airy. Lg lot \$318,500
C-21/YORBA STATION
(714) 777-6600

OTHER AREAS

Attention Investors
2 plus 1 S.F.R. Rialto
valued at \$80K, sell for
\$60K! Owner 714-874-8017

SELLER MOTIVATED
Home in Orange Coun-
ty, this is not a condo,
only \$115,000
The Western Group
(714) 772-7281

\$1450 down \$364 per mo.
Valued 60K sales price
40K. San Bernardino.
Owner (714) 874-8017

REAL ESTATE
SERVICES

46

★ **GOVERNMENT HOMES** ★
Delinquent tax prop-
erty. Repossessions
Call 1 (805) 962-8000
Ext. Q-6443 for current
repo list.

★ **VETERANS** ★
No Down Payment/ es-
crow fees! Up to \$184,000.
Single residences/condos
All areas. Free qualifying
Lionel (714) 565-6834 Era Star

WIDOW HAS MONEY
For Trust Deeds.
\$20,000/up! No credit
check! No penalty!
Call Denison Associ-
ates.
(714) 499-4835 ext 29 NOW!

OUT-OF-STATE
PROPERTY

51

● **MINNESOTA** ●
Duluth area. 4 acre
cabin site near lake.
Hunt, fish, \$4800, 300
down, 50/mo. (713)
963-8127

49 acres. N-West
Arizona \$26,050 terms,
beautiful trees, lovely
mountain view, on road &
hunting. (714) 723-1388

RENTALS
BEGIN HERE

ANAHEIM

★ **BE SECURE** ★
Beautiful large 2 bdrm
apt's, POOL, laundry,
garages, Gated. Nr Bus &
shopping (714) 774-0109

1 Bedroom, 2 bath, 2 car
garage fenced yard. \$850
per month
Call (310) 890-9009

ANAHEIM

★ **Lovely 4 BD, 1.75 BA**
home. Range oven,
frplc, f/a heat, new paint
& crpt. Drps, fenced
yrd, cov patio dbl grg.
\$1150/MO. GOOD
Credit! 945 N. Iroquois
776-2465

Modest 1br. Idea for senior
or singles. Center of
Anaheim. Close to buses
& Churches! \$450 mo. +
dep. (714) 642-5858

Unfurnished House
2 Bedroom plus bonus
room \$875/month.
(714) 879-3602

1 bedroom, newly decora-
ted, garage, kids O.K. 2
blocks west of Euclid & 2
blocks north of Katella.
Manager (714) 778-5781
Between \$500 & \$525

2 Bd., 2 Ba. fourplex
2nd floor, garage, pets
ok! \$725/month.
Golden Arrow Realty.
(714) 838-7333

2 MO FREE RENT
Spacious 1 & 2 BR, Patio,
walk to shopping. BEST
LOCATION. 827-0412

1 & 2ba \$550 to \$625
mo. Laundry room,
parking, cul-de-sac.
Good location (714)
563-3568

2+ br/1ba House. Fenced
yard, new carpet, fire-
place, alarm system.
1007 E Broadway. \$725
mo/Low Sec (714)
776-8855

4Plex 2Br/2Ba, garg, patio,
laundry room, near
Disneyland, (HUD) No
pets. \$695/month.
(714) 493-7175.

5 Bedroom, 4 Bath, 2 car
garage. 2200 sq. ft. 1232
Cliff Park Anaheim.
State College / Ball.
1400/mo no pets.
P & J property.
(714) 731-4661

\$595 MOVE IN
2br w/d hookup. 1 or 2ba
\$695 to \$745 mo. 3br 2ba
\$820 mo. We pay gas
heating, cooking and
water. 2 pool, tot lot, 2
ldry. Close to school, all
frwy. West Anaheim
area. 821-8151

BREA

Beautiful 3 BD, 1 BA house.
Complete w/ crpts &
drps. Trash, water &
grdnr paid. \$850 MO.
(714) 990-0602

★ 1 BR ★ 1 BATH ★ Unfur-
nished apt. No pets. On
Fir near St. Angela. \$465
★ (714) 526-6821★

FULLERTON

★ 1 & 2 Bedrooms, 1 Bath,
garage, neat & clean, low
deposit, \$500-\$600. Call
Joe (714) 738-7986 or
Jean (714) 362-8077 ★★

2 MO FREE RENT
Spacious 2 BR, enclosed
gar, PATIO, BEST LO-
CATION. (714) 738-1842

LA HABRA

★ **READY TO MOVE IN** ★
CLEAN 3 BR, 1 bath
home, nice yd. 551 Chest-
nut St. \$985 mo. Incl gar-
dener.
★ (714) 963-3964 ★

First months rent free.
OAC La Habra Bach-
elor \$460, Apt 1BR \$560,
3Br \$825, no pets. Se
habla espanol.
310-697-5842

★ **Large 2BR, 2ba** ★
downtown, a/c.
(FOUR) APTS. 1271/1380
Burwood.
\$685 mo. (310) 943-5417

LA HABRA

LA HABRA HOUSE
2 BR, 1 BA, single car
garage, trash water, gar-
dener paid. East of
Harbor. No pets, \$850
month, \$950 security.
714/745-1170 526-4045

LA HABRA TOWNHOUSE
Quite & immaculate.
2br 1.5ba Carpet, dw, cen
a/c, mini blinds, F/P,
patio, dbl gar, w/d hookup.
\$725 mo. (310) 944-7596

RMS Avail in spacious home
w/pool above Whittier Bl.
quiet area. Full priv. \$400
+ 1/4 util (310) 697-0039

1 & 2 BR AVAILABLE NOW!
\$475 & \$660 mo. Small
quiet building. (310)
697-2924

1Br upstairs, built-in, pool,
cable TV available.
(310) 691-7597

♥ **NICE OLDER 2 BR, 1 Bath**
frpl., dbl gar., 2 patios, fncd
yd. Good loc! \$775 + dep.
504 Rose. (714) 528-3574

★ 2 BR, 1 BATH APT ★
crpt, indry rm, stove,
a/c, \$700 mo. + \$500
sec. No pets. ★ (818)
336-2424 ★

2Br House, fenced yard,
hook-ups, garage,
stove, crpts & drapes.
\$750/mo, 310-697-8741

DUPLEX: 2br 1ba dbl car
gar, laun, \$725 mo. +
\$725 sec. Water and
gardner paid
(310) 694-2301

2Br Apartment \$615/mo.
Good location.
310-697-4208 or
310-836-8934

3Br House 2Ba dining rm,
crpt, drapes, dbl gar,
fenced yard, nice lo-
cation. 714-529-6087

\$399 Move in Special
W/d credit. 2 BR, 1 bath
fr \$600. Great Loc. Se
Habla Espanol
310-691-0740

LA HABRA

Quiet 4 Plex 1Br, nice
yard, laundry room,
garage w/door opener.
No pets. \$475/mo.
310-690-4203

ORANGE

1, 2 & 3 Bedrooms,
garage, fireplace, pool,
picnic area, patio and
yard. \$600-\$850 month.
Small pets OK. ★ Call
Becky (714) 538-5100
or Jean 362-8077 ★

PLACENTIA

1 MONTH FREE
Lrge 2 bd, 2 ba, 1150 sq.ft.
and 3 bd, 2 ba, 1250 sq.ft.,
Spa, A/C, Microwave.
Some units w/vaulted
ceilings & storage avail-
able \$825/\$895 524-2341

SANTA ANA

2 BEDROOM CONDO
In the middle of O.C.
for only \$700 a month
plus security deposit.
POOL & JAZZ, tennis
courts, gated community.
Close to MainPlace,
Stadium, Downtown etc.
Call (714) 639-8067

WHITTIER

MOVE IN SPECIAL
Large 1 & 2br apts. d/w,
a/c, fireplace & patio.
Gas & water paid. No
pets. call for special.
310/943-3598

YORBA LINDA

★ **EXECUTIVE TRI-LEVEL** ★
3 BR, 2.5 bath, 3 frpls, huge
master BR w/frpl & built-in
bookcases, lg. fam rm
w/frpl & built-in book-
cases, 2 car gar, RV park-
ing avail. \$1500 Month.
Days (714) 528-2760 &
Eves (909) 358-1219

APARTMENTS/
CONDOMINIUMS

89

La HABRA. LOVELY
Spacious 1 BR, compl re-
furnished. Must see to
apprec. \$525 mo. (310)
697-5989 or (310)
694-1303

ROOMS FOR RENT

94

Furnished room with TV,
Kitchen privileges,
Washer/Dryer use. \$375
month. (714) 777-0663

COMMERCIAL

97

Share my office. Office for
only \$300 per month. Or
office plus 1/2 warehouse
\$450 per month util. paid.
In Yorba Linda.
Call Gary 961-0770

WESTMINSTER
Mag & McFad. 2100 Sq.F.
Comm. off etc. Low-Low
rent. Will divide/remodel.
Call Phil(310) 431-4255

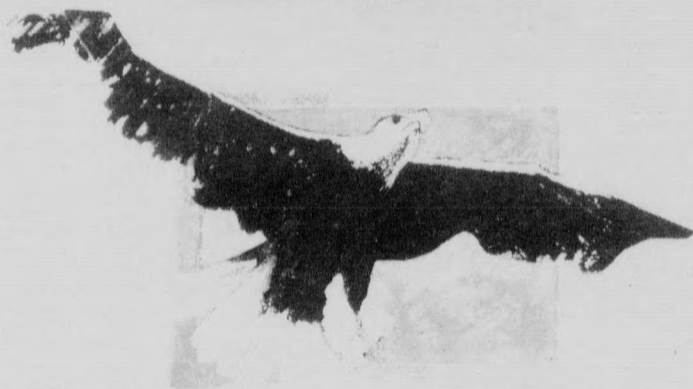
LAST
WEEK'S
PUZZLE
ANSWERS

ORT	SAAR	ALMA
LEO	TRUE	LEAD
DAY	BOOKS	LANE
EDSELS	IBO	
DEE	DAYBED	
SHEEN	TED	ADO
LAGS	INS	TRIO
ALA	ANT	SHEER
TODAYS	SHE	
UNI	TAINTS	
BEAN	DAYDREAM	
OAST	EPEE	BTU
ARKS	ROSS	SAG

HIDDEN TO ALL BUT THE EAGLE'S EYE.



GRAND OPENING
FEBRUARY 13th



Eagle Ridge AT HIDDEN HILLS

An exclusive community high in the prestigious Hidden Hills area of Yorba Linda.
Spectacular views from an incredible neighborhood.

Floorplans up to 4,420 square feet.

Minimum 15,000 square foot lots.

Four-car garages.



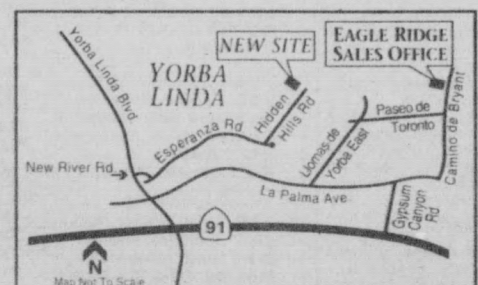
Grand Opening Prices From

\$375,000



Brighton
COMMUNITIES

Sales Office Open
10 to 5 Daily
(714) 692-1772



Prices effective date of publication. No Mello-Roos, No Homeowners' Association.